



81 Kingston Avenue, Clevedon, BS21 6EA
£295,000

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Tucked away in a highly sought after cul de sac on the level in the charming coastal town of Clevedon, this two bedroom semi detached bungalow presents a fantastic opportunity. Offered for sale with no onward chain, this property is a blank canvas ready for its next chapter, making it the perfect project for those looking to modernise and put their own stamp on a home.

Inside, the single level accommodation flows effortlessly from a central hallway. The heart of the home is a bright sitting room that serves as a relaxing space to unwind. This connects through to a double glazed conservatory, which overlooks the rear garden and bathes the living space in natural light. The layout also features a kitchen ripe for transformation, a practical shower room, and two well proportioned double bedrooms that offer comfortable and versatile living spaces.

The exterior features an easy maintenance front lawn alongside a tarmac driveway that provides ample off street parking and leads down to a secure single garage. To the rear, the enclosed garden offers a private lawned area bordered by mature climbing roses, providing a great footprint to create a beautiful, low maintenance outdoor sanctuary.

Positioned perfectly on the level, the property is just a short, flat stroll from Clevedon's vibrant town centre amenities, independent cafes and local shops. The bungalow benefits from excellent transport links and bus stops nearby, while also keeping you within easy reach of picturesque riverbank paths and Clevedon's iconic, historic Victorian seafront for scenic coastal walks.

Accommodation (all measurements approximate)

Front door opens to:

Hallway

With two cupboards and access to loft space.

Sitting Room 17' 8" x 12' 0" (5.38m x 3.65m)

With a set of french doors opening to:

Conservatory 10' 9" x 9' 1" (3.27m x 2.77m)

Of dwarf wall and PVC double glazed construction with a clear glass roof and french doors opening to the rear garden.

Kitchen 8' 10" x 6' 11" (2.69m x 2.11m)

Fitted with a range of wall and base units with working surfaces, stainless steel sink, electric oven with microwave above, four ring gas hob, space for fridge/freezer, plumbing for washing machine, tiled

splashbacks, window overlooking the rear garden and door to the driveway.

Bedroom 1 12' 1" x 11' 9" (3.68m x 3.58m)

Measurements include built in wardrobes. Window to front.

Bedroom 2 8' 10" x 8' 9" (2.69m x 2.66m)

Measurements exclude a built in cupboard. Window to front.

Shower Room

With a three piece suite of WC, washhand basin, walk in shower cubicle with mains shower, partially tiled walls, obscure window, chrome ladder radiator and access to the Worcester gas fired combination boiler. Spotlights.

OUTSIDE

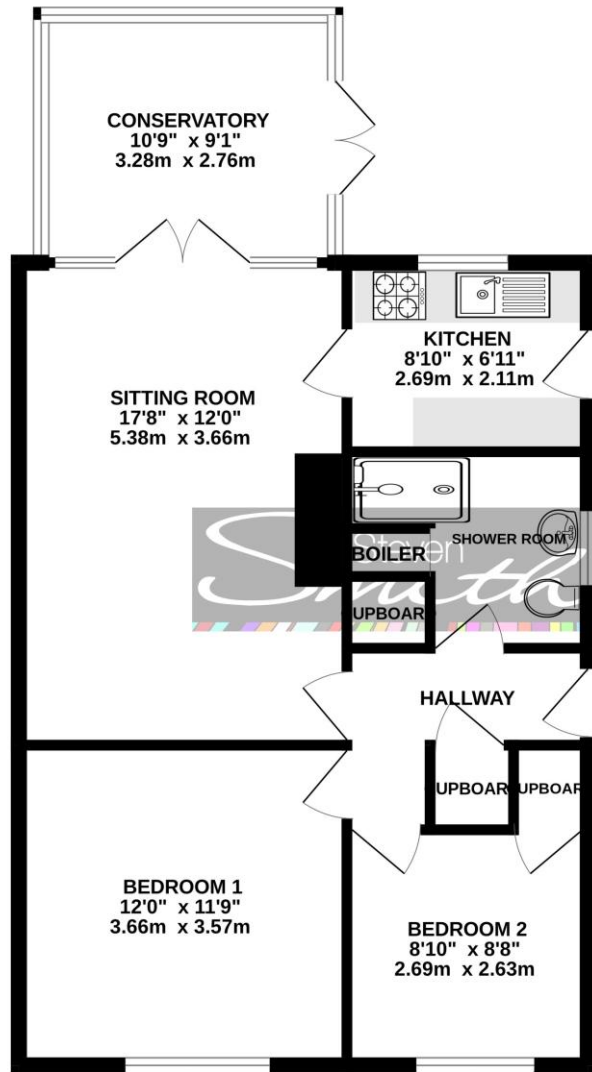
From Kingston Avenue a driveway extends down the side of the property leading to the front door, the kitchen door and eventually to the single garage. The front garden is laid to lawn, a lockable gate gives access to:

The Rear Garden

The rear garden is laid to lawn and is bound by a mixture of panelled and feather-board fencing, there is also a personal door to the garage and a couple of established rose bushes. The garden also has the advantage of offering a good amount of privacy.



GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



 Semi Detached Bungalow

 Freehold

 2

 Garden

 1

 C

 2

EPC C

 Gas Central Heating

 Garage and Parking

TOTAL FLOOR AREA : 635 sq.ft. (59.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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