



38 Riverside Park, Colehouse Lane, Clevedon, BS21 6TQ
£225,000

Steven
Smuth

Offered for sale with no onward chain, this detached park home is beautifully positioned within the highly sought after Riverside Park in Clevedon, enjoying a peaceful setting close to the water and surrounding green spaces. The property provides a wonderful opportunity for those seeking a relaxed, low maintenance lifestyle in a welcoming community. Inside, the home impresses with a stunning open plan living, dining and kitchen area, enhanced by high vaulted ceilings that create a real sense of space and light. This sociable layout is perfect for both everyday living and entertaining, with large windows allowing natural light to flood the space. There are two comfortable double bedrooms, both benefiting from fitted wardrobes, along with a well appointed four piece bathroom designed for convenience and comfort. Externally, the property continues to shine with south facing gardens that are mature, private and thoughtfully maintained, offering an ideal space to enjoy the sunshine throughout the day. In addition, there is parking for two vehicles, adding to the practicality of this appealing home. Riverside Park is perfectly placed to enjoy the very best of Clevedon's coastal lifestyle. Just a short distance away, the town's iconic Victorian pier and seafront promenade provide a beautiful setting for leisurely walks, morning coffees or watching the sunset across the Bristol Channel. For those who enjoy the outdoors, there are scenic countryside and riverside walks on the doorstep, offering a true sense of escape without compromising on convenience. With excellent transport links to Bristol and beyond, Clevedon combines coastal charm with accessibility, making it an increasingly desirable place to call home. Please note there will be a fee payable to the site of 10% of the resale value.

Accommodation (all measurements approximate)

Front door opens to:

Open Plan Living

Dining Area 9' 10" x 9' 7" (2.99m x 2.92m)

Measurements exclude a cupboard. Window to side, window to front, wood effect floor.

Opening to:

Living Area 18' 9" x 9' 4" (5.71m x 2.84m)

A lovely space with a set of french doors opening to the veranda, two windows to side, feature wall mounted electric fireplace.

Opening to:

Kitchen 10' 8" x 9' 3" (3.25m x 2.82m)

Beautifully fitted with a range of wall and base units with workings surfaces, stainless steel sink, electric oven with four ring gas hob and concealed extractor hood. Plumbing for washing machine, integrated fridge/freezer, glass display cupboard, tiled splashbacks, window to side, access to the Baxi gas fired combination boiler, wood effect floor, spotlights. Door opens to:

Inner Hall

Access to loft space and leading to the following accommodation:

Bedroom 1 12'6" x 9'4" max 6'5" min

NB. Measurements include a built in wardrobe. Window to side.

Bedroom 2 10' 7" x 9' 3" (3.22m x 2.82m)

Measurements include a built in wardrobe. Window to rear.

Home Office/Walk in Wardrobe 6' 5" x 5' 0" (1.95m x 1.52m)

Window to side.

Bathroom

Fitted with a four piece suite of WC, washhand basin with storage below, bath with hand held shower attachment and a separate shower cubicle with mains shower, partially tiled walls, chrome ladder radiator, obscure window, spotlights, extractor fan.

OUTSIDE

To the rear of the property the communal driveway gives access to a stone shingle area providing off road parking. A gate gives access to the side of the property where there is a useful shed and a pathway extends down leading to the front of the property where 5 steps rise to the lovely covered veranda giving access to the front door and the french doors of the sitting room.

The Garden

Immediately below the veranda is a lovely patio which opens to an area of lawn with a fine array of established shrubs, perennials and trees to borders. The gardens have the added advantage of being south westerly facing as does the veranda therefore enjoying plenty of the summer sun.

Site Fees

£2,160 annually (£180 per month) includes, water sewerage, waste disposal and maintenance of grounds Age 50 plus (this information was supplied by the seller)



 Park home

 Leasehold

 2

 Garden

 1

 A

 1

 Heating

 Parking





Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

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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