







31 YEOLANDS DRIVE, CLEVEDON BS21 7YT

ASKING PRICE £275,000

LOCATION

Yeolands Drive is conveniently positioned within a popular residential area of Clevedon, offering easy access to a good range of local amenities and everyday conveniences. There are several supermarkets nearby, including Asda, Tesco, Lidl and Aldi, as well as a selection of independent shops, cafés and facilities within Clevedon's town centre. Families are particularly well catered for, with a choice of local nurseries, preschools and primary schools, including Mary Elton Primary School, St John the Evangelist Church School and Yeo Moor Primary School. Clevedon School provides secondary education within the town, with further options available in neighbouring areas, including Gordano School and independent schools in Bristol. For commuters, the property is ideally situated for access to the M5 motorway at Junction 20, providing convenient links towards Bristol, Weston-super-Mare and the wider motorway network. Yatton railway station is also within easy reach, offering rail connections towards Bristol and beyond. Clevedon's seafront, pier and attractive town centre are all accessible by car, providing a lovely balance of everyday convenience and the lifestyle benefits of this popular North Somerset seaside town.

SUMMARY

31 Yeolands Drive is a well-presented two-bedroom home, offering a welcoming entrance porch and a spacious front-facing sitting room with ample space for both living and dining. To the rear, the kitchen enjoys views over the garden, creating a pleasant outlook. Upstairs, the principal bedroom is positioned to the front of the property and benefits from fitted wardrobes, while the second bedroom overlooks the rear garden. A recently refurbished family bathroom completes the first floor.

Externally, the property benefits from a garage, conveniently accessible from both the road and the rear garden. Further features include UPVC double-glazed windows, redecoration and replacement flooring throughout as well as recently updated kitchen appliances. Offering well-proportioned accommodation and a number of recent improvements, this property would make an ideal first home or an excellent option for those looking to downsize.

ADDITIONAL INFORMATION

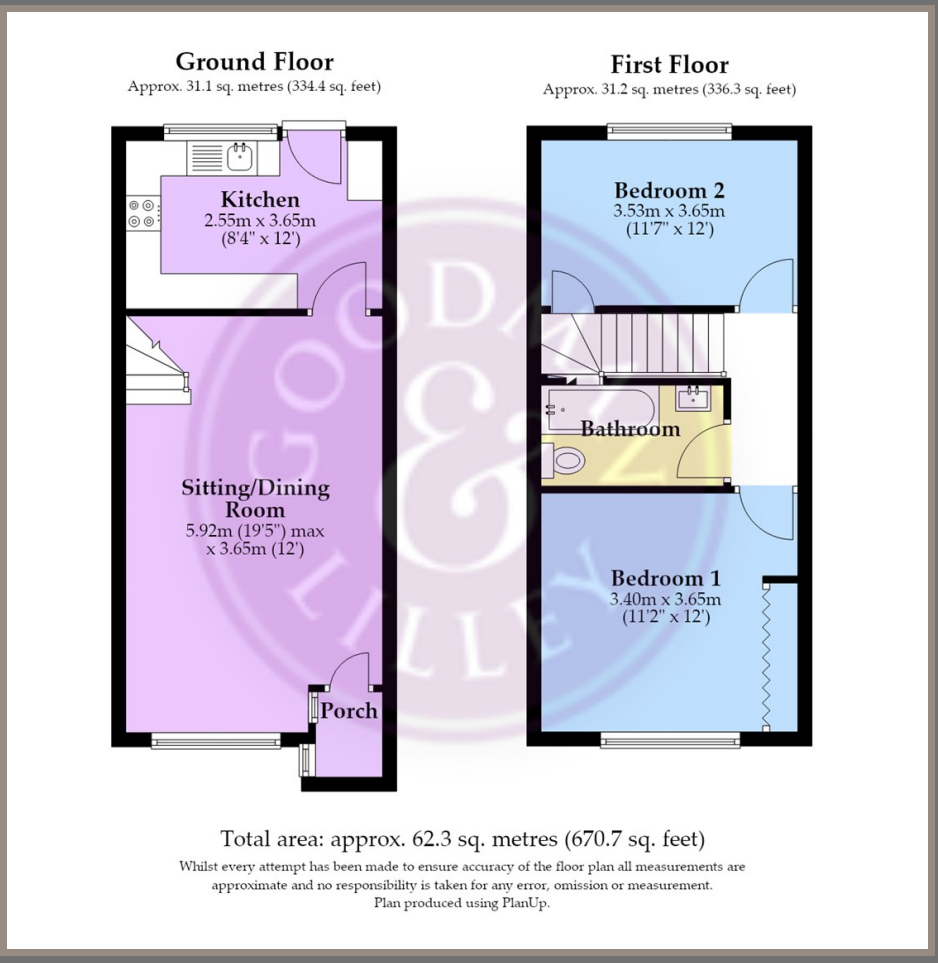
Council Tax - B

EPC - D - valid until 2033

Tenure - Freehold

Local Authority - North Somerset Council

Mains utilities



GOODMAN & LILLEY

GOODMAN & LILLEY BRANCH NETWORK

HENLEAZE
156 Henleaze Road
Henleaze
BS9 4NB
0117 213 0777
henleaze@goodmanlilley.co.uk

CLEVEDON
28 Hill Road
Clevedon
BS21 7PH
01275 403 660
clevedon@goodmanlilley.co.uk

LAND & NEW HOMES
0117 213 0151
LNH@goodmanlilley.co.uk
18808744

SHIREHAMPTON
9 High Street
Shirehampton
BS11 0DT
0117 213 0333
shire@goodmanlilley.co.uk

PORTISHEAD
Rembrandt House
36 High Street
Portishead
BS20 6EN
01275 430440
sales@goodmanlilley.co.uk

LETTINGS
01275 299010
lettings@goodmanlilley.co.uk













Opening hours vary slightly in each office
Mon to Fri 9am–6pm Sat 9am–4pm

GOODMAN & LILLEY