



8 Cavell Court, Clevedon, BS21 5LD
£229,000

Steven
Smith



Situated on the level within a highly sought after cul de sac in Clevedon, this immaculate one bedroom home offers an enviable blend of comfort, style and convenience perfect for those seeking a relaxed coastal lifestyle. Beautifully presented throughout, the property welcomes you with a bright and inviting sitting room that flows seamlessly into a charming garden room. Both spaces feature elegant French doors opening onto the garden, creating a wonderful sense of light and connection to the outdoors. Whether enjoying a quiet morning coffee or entertaining guests, these versatile living areas provide the perfect setting for modern living. The contemporary kitchen is thoughtfully designed with sleek finishes, offering both practicality and style. Upstairs, the generously sized double bedroom provides a peaceful retreat, complemented by a well appointed bathroom. Every aspect of the home has been carefully maintained, ensuring it is ready to move into and enjoy from day one. Outside, the beautifully tended garden offers a private haven designed for relaxation. Bathed in sunshine throughout the day, it is ideal for al fresco dining, unwinding with a book, or enjoying warm summer evenings. There are two allocated parking spaces which adds to the convenience of this delightful property. Clevedon is renowned for its picturesque Victorian seafront, iconic pier and welcoming community. Residents enjoy easy access to scenic coastal

walks, independent cafés, boutique shops, and well regarded restaurants, while excellent transport links make commuting to Bristol and beyond straightforward. Combining tranquillity with accessibility, this charming home presents an exceptional opportunity to embrace a refined and effortless lifestyle in one of North Somerset's most desirable coastal towns.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to entrance vestibule. Door opens to:

Sitting Room 15' 10" x 11' 10" (4.82m x 3.60m)

Measurements include stairs to first floor. Wood effect flooring, french doors opening to garden, understairs cupboard. Double doors open to:

Garden Room 11' 2" x 6' 7" (3.40m x 2.01m)

A great addition to the property which is currently being used as a study but could also be a dining area, insulated roof, wood effect floor and double doors to the garden.

Kitchen 8' 6" x 6' 7" (2.59m x 2.01m)

Beautifully fitted with a range of high gloss fronted wall and base units with working surfaces, stainless steel sink, gas cooker point with contemporary extractor hood,

plumbing for washing machine, integrated undercounter fridge, tiled splashbacks, tiled floor, window looking out onto the garden.

FIRST FLOOR

Landing. Access to a cupboard.

Double Bedroom 11' 10" x 11' 0" (3.60m x 3.35m)

Access to loft space, wood effect floor, window overlooking the garden.

Bathroom

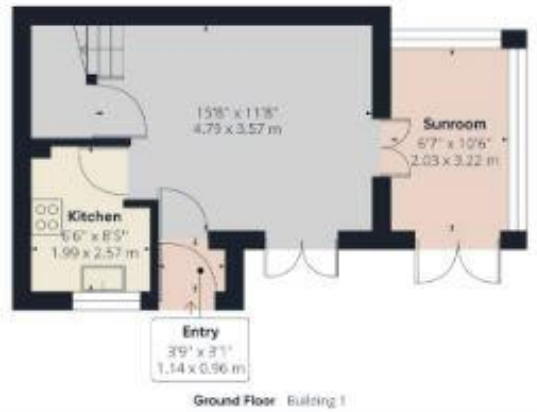
Three piece white suite of WC, washhand basin with storage below, bath with hand held shower attachment, partially tiled walls, wood effect floor, obscure window.

OUTSIDE

From Cavell Court a lockable gate opens and gives access to a pathway which leads to the front door of 8 Cavell Court. The gardens have been hard landscaped for ease of maintenance and consist of stone and slate shingle and a patio. They are bound by a mixture of stone wall, feather-board and panelled fencing and there is also access to a garden shed. The garden is ideal for freestanding pots. They will also enjoy plenty of the afternoon and evening summer sun.

Parking

There are two allocated parking spaces, one space is directly outside the house and the other is nearby.



 Terrace House

 Freehold

 1

 Garden

 1

 A

 1

EPC C

 Gas Central Heating

 Parking for 2 cars





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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