



18 Shelley Avenue, Clevedon, BS21 6EZ
£365,000

Steven
Smith



This charming two bedroom semi detached bungalow offers the perfect blend of easy living and town centre convenience, situated entirely on the level in a highly sought after Clevedon location. Offered with no onward chain, this property presents an ideal opportunity for those seeking a smooth transition into their next chapter, where everyday amenities, cafes, and shops are just a short, flat stroll away. Inside, the home is designed for comfort and effortless flow. The bright and welcoming sitting room serves as the heart of the home, offering a relaxing space to unwind or entertain guests. The functional kitchen is complemented by a highly practical adjoining utility room, keeping the main cooking space organized and clutter free. Both bedrooms are well proportioned doubles, providing peaceful retreats at the end of the day and are served by a central family bathroom. The lifestyle appeal continues outside, where the property features low maintenance gardens designed for maximum enjoyment with minimal effort. A unique side garden adds an extra layer of privacy and outdoor potential, perfect for cultivating a small kitchen garden or enjoying a morning coffee in the sunshine. Completing this fantastic home is a private driveway and a garage, providing highly coveted off street parking and excellent additional storage.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to porch with door opening to:

Hallway

Wood effect floor, access to loft space and the airing cupboard housing the Worcester gas fired combination boiler.

Sitting Room 18' 6" x 11' 2" (5.63m x 3.40m)

A contemporary electric fire takes centre stage, window to rear.

Kitchen 12' 10" x 9' 11" (3.91m x 3.02m)

Fitted with a comprehensive range of wall and base units with working surfaces, stainless steel sink, gas cooker point with contemporary extractor hood, space for undercounter fridge, two windows looking out towards Shelley Avenue, tiled splashbacks, space for a fridge/freezer. Door opens to:

Utility Room 9'9" x 8'1" max 6'4" min

Fitted with wall and base units with working surface, plumbing for washing machine, space for further refrigeration, window and door to rear garden and second window and door giving access to the side of the property.

Bedroom 1 14' 0" x 11' 3" (4.26m x 3.43m)

Double bedroom with window looking out over the front garden.

Bedroom 2 11' 10" x 10' 0" (3.60m x 3.05m)

A second double bedroom and measurements include built in wardrobes. Window to front.

Bathroom

Three piece white suite of WC, washhand basin, bath with Triton electric shower, fully tiled walls, obscure window, built in storage.

OUTSIDE

From Shelley Avenue a pillared entrance with wrought iron gates give access to the tarmac driveway which leads to the single detached garage. To the left hand side the front garden has been laid to stone shingles. The pathway passes between the garage and the property and leads to the front door. To the right hand side a unique feature of this property is its side garden, again laid to stone shingle with a fine array of established shrubs and perennials to borders and a pathway leading to a pillared pedestrian entrance with a wrought iron gate giving access out onto Shelley Avenue. There is also access to the utility.

Rear Courtyard

A space which has been laid to patio with small shrubs and bound by concrete pillared fencing and enjoying a southerly aspect.

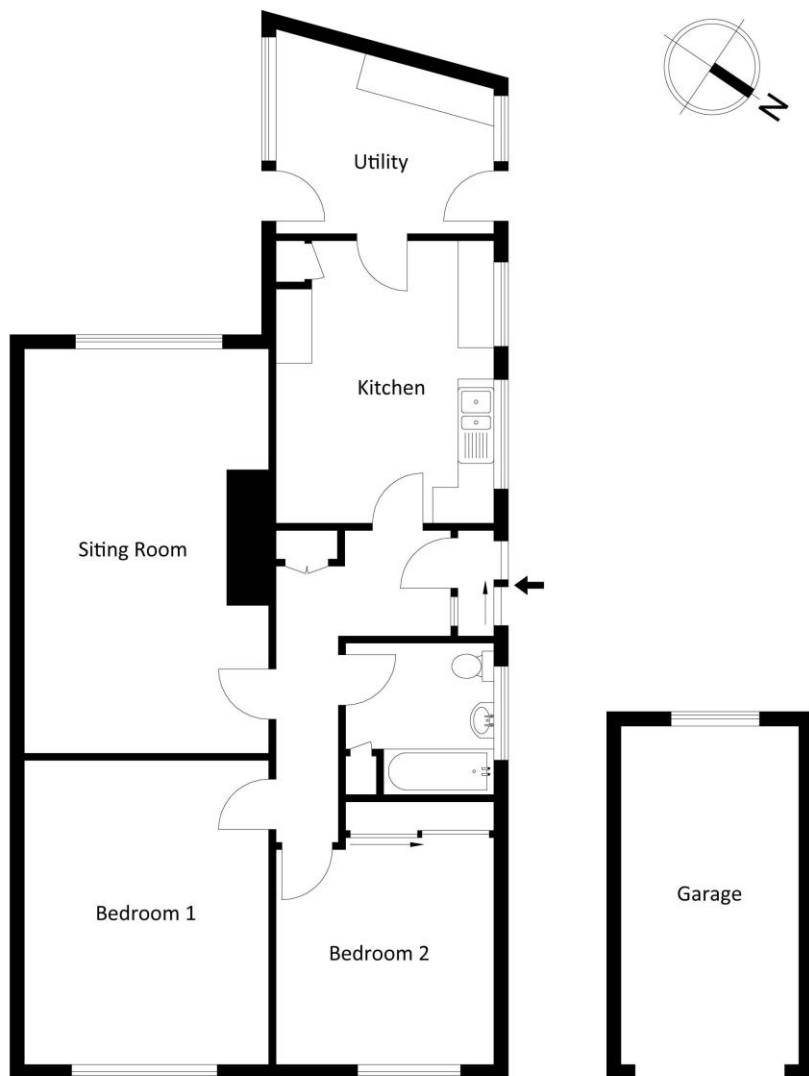




Shelley Avenue, Clevedon BS21 6EZ

Approx. Area 833.8 Sq.Ft - 77.5 Sq.M

(Excludes Garage)



Ground Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



Semi Detached Bungalow



Freehold



2



Garden



1



C



1

EPC

D



Gas Central Heating



Garage and 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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