



9 Tiverton Road, Clevedon, BS21 6LP
£425,000

Steven
Smith



Tucked away in a highly sought after cul de sac on the level in Clevedon, this attractive three bedroom semi detached home offers a wonderful blend of comfort, space and lifestyle appeal. The setting is ideal for those seeking a well connected location, with easy access to local amenities, scenic coastal walks, and the charm of Clevedon's seafront and independent shops. The property welcomes you with a spacious and inviting hallway that sets the tone for the rest of the home. To the rear, the kitchen flows seamlessly into a sociable dining and sitting area, creating a perfect hub for everyday living and entertaining. Just off this space, a second sitting room provides a cosy retreat, complete with a woodburning stove, ideal for relaxing evenings. A conservatory to the rear completes the ground floor, offering a bright and versatile space to enjoy views of the garden throughout the seasons. Upstairs, there are three well proportioned bedrooms along with a family bathroom, providing comfortable accommodation for families or those needing additional space for home working or guests. Outside, the property continues to impress. The front offers off road parking and a pleasant garden, while the rear garden is a true highlight. Enjoying a sunny south facing aspect, it features a well maintained lawn and a decking

area, perfect for outdoor dining, entertaining, or simply unwinding in a private and peaceful setting. This is a home that perfectly balances practical living with a relaxed coastal lifestyle, making it an excellent choice for families, downsizers, or anyone looking to enjoy all that Clevedon has to offer.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Spacious Hall

Stairs to first floor, tiled floor, spotlights, circular window to front.

Lounge/Diner 18' 0" x 10' 5" (5.48m x 3.17m)

Wood effect floor, sliding doors to the conservatory, archway opening to:

Kitchen 11' 7" x 11' 2" (3.53m x 3.40m)

Fitted with a range of wall and base units with working surfaces, stainless steel sink, double electric oven, five ring gas hob with contemporary extractor hood. Space for American style fridge/freezer, integrated washing machine, access to the Vaillant gas fired boiler, window to front, tiled splashbacks, tiled floor.

From the lounge/diner a door opens to:

Sitting Room 18'2" x 10'1" max 7'10" min

French doors open go the south facing rear garden. An impressive woodburning stove takes centre stage, wood effect floor.

Conservatory 12' 4" x 9' 5" (3.76m x 2.87m)

Dwarf wall and double glazed construction with french doors opening to the garden, wood effect floor.

FIRST FLOOR

Landing. Overstairs cupboard and a second built in cupboard. Spotlights.

Bedroom 1 12' 3" x 9' 6" (3.73m x 2.89m)

Window overlooking the rear garden, wood effect floor.

Bedroom 2 11' 6" x 10' 6" (3.50m x 3.20m)

Window looking out onto Tiverton Road, wood effect floor, access to loft space.

Bedroom 3 8' 3" x 7' 11" (2.51m x 2.41m)

Currently being used as a dressing room, window overlooking the rear garden, wood effect floor.

Bathroom

Three piece white suite of WC, washhand basin and bath with hand held shower attachment. Fully tiled walls and floor, chrome ladder radiator, obscure window, spotlights, extractor fan.

OUTSIDE

From Tiverton Road a driveway provides off road parking and leads to the:

Former Garage 8' 8" x 8' 4" (2.64m x 2.54m)

The garage has been reduced in size due to the sitting room and is ideal for bike storage etc.

The front garden is laid to lawn with pretty borders and there is then access to the front door. To the right hand side a gate gives access to:

The Rear Garden

Number 9 Tiverton Road has the advantage of having a south westerly facing rear garden and it is of a generous size. Immediately outside of the french doors from the sitting room and the conservatory is a raised deck which steps down to an area of level lawn. The garden is bound by predominantly feather-board fencing and panelled fencing.





Floor Plan to be inserted here



Semi Detached House



Freehold



3



Garden



1



C



2

EPC



Gas Central 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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