



29 Westbourne Avenue, Clevedon, BS21 7UA
£335,000

Steven
Smith



Ideally situated within close proximity to Clevedon Sea Front and Town Centre, this traditional semi detached house could prove to be an ideal home for the larger or growing family. Although now in need of some refreshment, the property benefits from a spacious, practical layout and is gas centrally heated and double glazed throughout. To the ground floor, there is a light and airy sitting room, an attractive dining room extension overlooking the gardens and a modern fitted kitchen. In addition, those with families will appreciate the convenience of having a separate utility, downstairs cloakroom, and a useful additional storage room. There is also an attached workshop, perfect for those who enjoying tinkering or who are looking for space to grow their hobbies. To the first floor, there are two double bedrooms with fitted storage and an additional single bedroom together with family bathroom. The property boasts a generous south facing rear garden with lawn and patio, which has been lovingly tended over the years and provides the ideal spot for enjoyment in the warmer months. Westbourne Avenue offers easy access to all of the wonderful amenities and attractions that Clevedon has to offer and is certain to become a much loved family home for many years.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens into the entrance porch, with windows to front and side. Door to:

Hall

With stairs rising to first floor. Opens to the living room.

WC

Toilet, obscure window to side.

Sitting Room 20' 9" x 13' 0" (6.32m x 3.96m)

A bright space, open-plan into the dining area. Electric fireplace with tiled surround, obscure round windows to side. Built in storage and display cabinet.

Dining Area 18' 3" x 9' 1" (5.56m x 2.77m)

Fabulous extension providing a spacious dining/living area, with windows to rear allowing for an abundance of natural light. Double doors to rear garden.

Kitchen 9' 11" x 7' 0" (3.02m x 2.13m)

Fitted with a range of wall and base units with working surfaces, stainless steel sink with drainer and a very useful larder cupboard. Space for cooker, extractor above. Tiled splashback, window to front.

Utility Room 11' 1" x 5' 3" (3.38m x 1.60m)

Providing further worktop space, space and plumbing for dishwasher and washing machine. Includes sink, access to double storage cupboard.

Store Room 14' 10" x 6' 0" (4.52m x 1.83m)

A useful space with wall units providing further storage. Doors to rear garden and workshop.

Workshop 10' 10" x 6' 1" (3.30m x 1.85m)

FIRST FLOOR

Landing. With access to first floor accommodation and loft hatch. Window to front.

Bedroom 1 13' 5" max x 10' 0" (4.09m max x 3.05m)

Double bedroom with built in storage. Cupboard housing the gas combination boiler. Window to rear.

Bedroom 2 11' 6" x 11' 0" (3.50m x 3.35m)

Double bedroom with built in wardrobe. Window to rear.

Bedroom 3 10' 6" x 6' 11" (3.20m x 2.11m)

Single bedroom, window to side.

Bathroom

With white suite comprising toilet, sink and bath with electric shower over. Fully tiled walls, tile effect floor, extractor fan, obscure window to front.

OUTSIDE

Path to front door.

Rear Garden

A very generous, south-facing garden primarily laid to lawn with mature borders and flowerbeds. Benefitting further from a sunny patio area, a pond, and further space laid to stone chippings. Side access to front.





29 Westbourne Avenue, Clevedon

Approx. Area 821.0 Sq.Ft - 76.3 Sq.M

29 Westbourne Avenue, Clevedon

Approx. Area 472.4 Sq.Ft - 43.9 Sq.M



Semi Detached House



Freehold



3



Garden



1



A



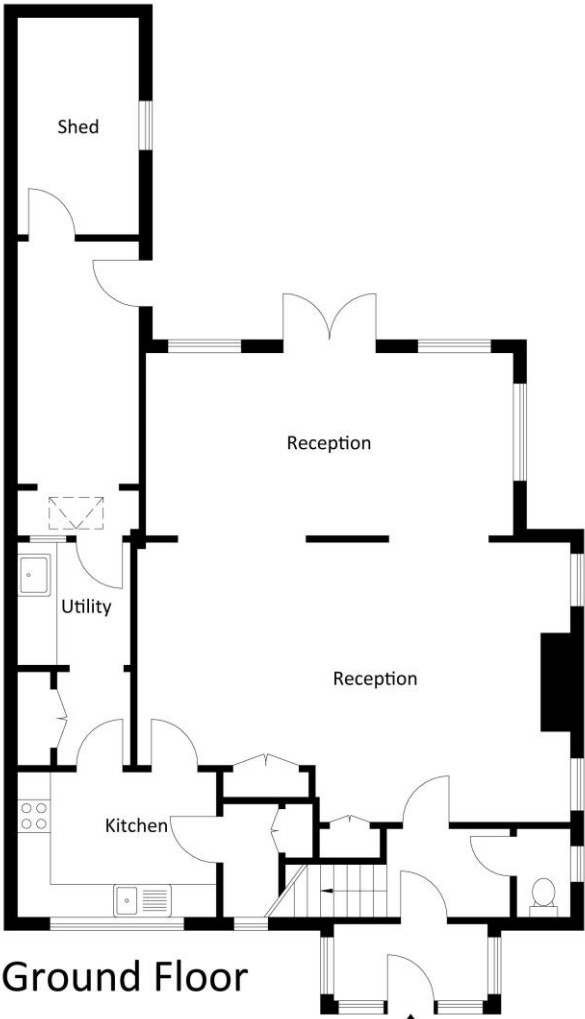
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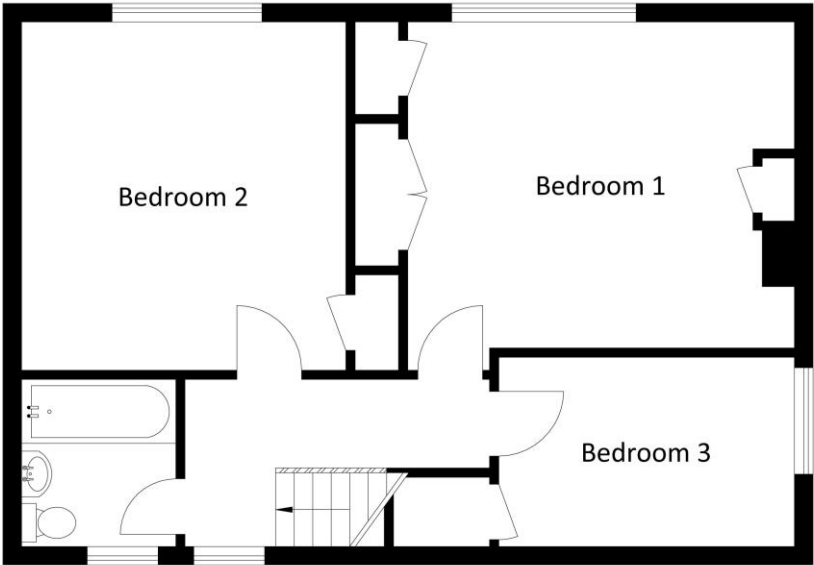
Gas Central Heating



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.



First Floor

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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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