



87 Strode Road, Clevedon, BS21 6QF  
**£450,000**

Steven  
*Smith*



Simply charming and characterful, this beautifully presented cottage is situated in a mature residential location and is certain to appeal to a wide range of buyers. Inviting and cosy yet deceptively spacious, the ground floor offers a gorgeous sitting room where a natural stone fireplace takes centre stage, extended kitchen/dining room offering ample space for entertaining and family mealtimes and a useful downstairs cloakroom. To the first floor, there are three bedrooms and modern family bathroom with white suite. Throughout, appealing features such as beamed ceilings, decorative fireplaces and a pretty living room window seat are perfectly complimented by a thoughtful choice of finish and decoration. The property is approached via a block paved driveway which provides ample off street parking and leads to the rear of the property. The attractive garden is laid mainly to lawn with well stocked borders to provide year round colour and interest and, being predominantly south west facing, there will ample opportunity to enjoy some sunshine! To the rear of the garden, there is a garage and an additional self contained workshop which could be ideal for those looking to work from home or, with some further adaptation, provide a useful annexe space (subject to the usual regulations). Strode Road is ideally situated midway between Clevedon's centre and sea front

offering easy access to all the many amenities and attractions the town has to offer. A really desirable home which must be viewed!

**Accommodation (all measurements approximate)**  
**GROUND FLOOR**

Front door opens to:

**Hall**

Stairs to first floor, window to side. Pretty wooden door opens to:

**Sitting Room 18' 10" x 13' 0" (5.74m x 3.96m)**

A spectacular room with an impressive woodburning stove set into a stone surround and tiled hearth. Cottage style beam ceilings, window looking out onto the front drive with window seat, window and door to kitchen/diner and third window looking out onto the porch. The measurements also exclude three built in cupboards.

**Kitchen/Diner**

**Kitchen Area 18' 4" x 10' 5" (5.58m x 3.17m)**

A great entertaining space with a range of wall and base units with working surfaces, sink with mixer tap and drainer, plumbing for slimline dishwasher, space for washing machine and fridge/freezer. Gas and electric cooker points with

concealed extractor hood. Tiled splashbacks, tiled floor, breakfast bar, door to drive, door to WC. This area flows seamlessly through into the:

**Dining Area 18' 5" x 8' 5" (5.61m x 2.56m)**

A great addition to the property with two skylights, window and french doors to rear garden, tiled floor.

**Cloakroom**

Suite of WC, washhand basin, tiled floor.

**FIRST FLOOR**  
**Landing.**

**Bedroom 1 13' 6" x 10' 1" (4.11m x 3.07m)**

Window overlooking the rear garden.

**Bedroom 2 12' 5" x 9' 0" (3.78m x 2.74m)**

Pretty bedroom fireplace, window looking out onto Strode Road. Measurements exclude the airing cupboard housing the Vaillant gas fired combination boiler.

**Bedroom 3 9' 8" x 9' 0" (2.94m x 2.74m)**

Window to rear.

**Bathroom**

Three piece white suite of WC, washhand basin, corner bath with mains shower, partially tiled walls, tiled floor, window, spotlights.



## OUTSIDE

From Strode Road a five bar gate opens to:

### The Driveway

Which has been block paved and provides parking for numerous cars. There is then access via a pretty porch to the front door. In the front corner there is a small array of established shrubs. The driveway extends down the side of the property leading to a second five bar gate which opens to:

### The Rear Garden

87 Strode Road has an impressive rear garden and immediately outside of the french doors from the kitchen/diner there is a patio which then extends into a level lawn with curvaceous borders well stocked with shrubs, small trees and perennials. The block paved driveway extends down the side leading to the garage. The gardens also have the added advantage of being predominantly south west facing.

### Garage 16' 10" x 13' 3" (5.13m x 4.04m)

With up and over door, power and light. Opening to:

### Potential Workshop 16' 2" x 9' 4" (4.92m x 2.84m)

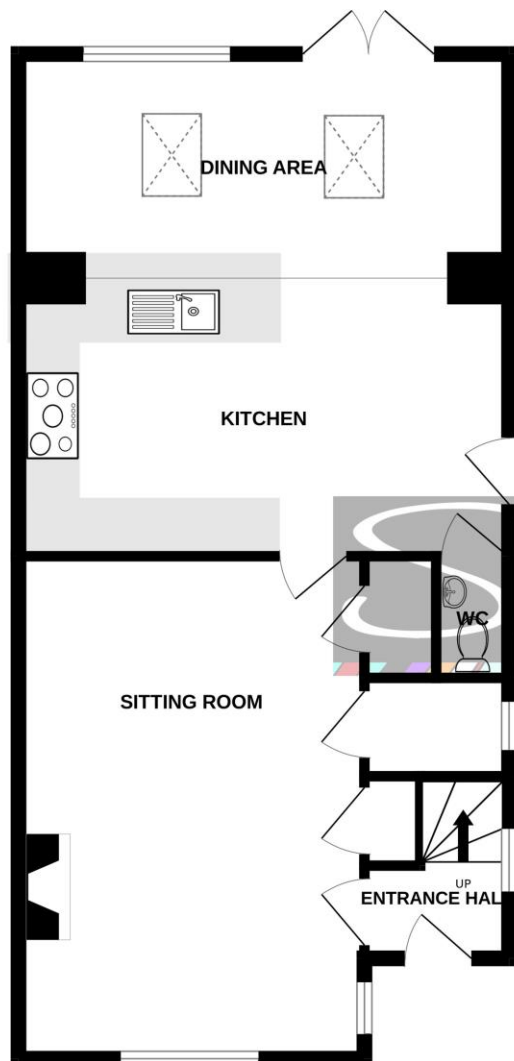
This space could easily be insulated and converted into a home office, if required, there is currently power and light, two windows and door to the garden.



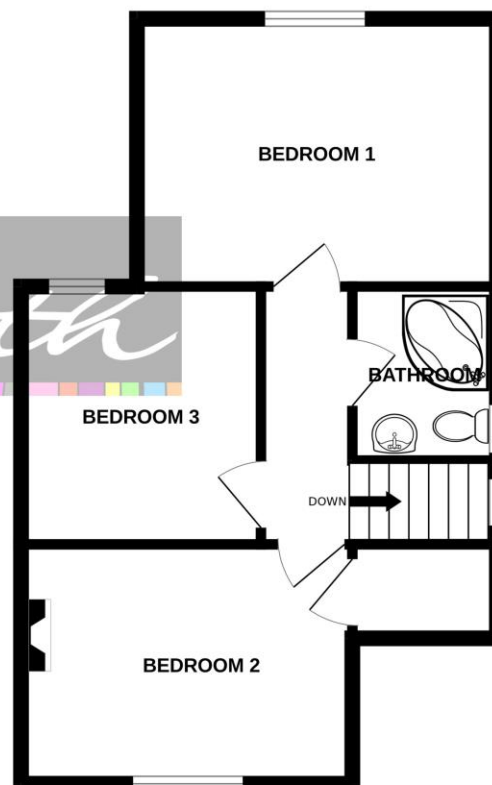




GROUND FLOOR



1ST FLOOR



End of Terrace House



Freehold



3



Garden



1



C



2

**EPC**

D



Gas Central Heating



Garage and Parking

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Health & Safety Statement

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#### 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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