



92 Churchill Avenue, Clevedon, BS21 6NX  
**£295,000**

Steven  
*Smith*



Cash buyers only - All interested parties should note that mortgage lenders will not consider properties of this structure as suitable for mortgage security. Providing an ideal family home with easy access to favoured primary schools, amenities and riverbank walks, this traditional semi detached home offers a great amount of space and a highly practical layout. The flexible ground floor accommodation provides welcoming triple aspect sitting room with wood burning stove, generous kitchen/dining room with separate utility, two bedrooms and a stylish shower room. To the first floor, there are a further three well proportioned bedrooms and modern family bathroom. Throughout, the property has an inviting, light and airy feel with contemporary fittings and decoration. To the rear of the property, there is a great size garden with level lawn providing the perfect space for children to play or for those who enjoy a spot of gardening to get creative and, to the front, there is off street parking. Homes in this neighbourhood are always keenly sought after and an early viewing is recommended.

#### **Accommodation (all measurements approximate)**

#### **GROUND FLOOR**

Front door opens to hall, tiled effect floor, stairs to first floor.

#### **Sitting Room 13' 2" x 12' 0" (4.01m x 3.65m)**

Three windows looking out onto the front drive, wood burning stove with hearth, picture rail, door to:

#### **Kitchen/Diner 20' 4" x 9' 6" (6.19m x 2.89m)**

Fitted with a range of wall and base units with working surfaces, stainless steel sink, space for Amercian style fridge/freezer, gas and electric cooker points with contemporary extractor hood. Access to the Logic gas boiler, tiled splashbacks, window overlooking the rear garden, spotlights. Tiled effect floor flowing through into the dining area with window overlooking the rear garden and door to sitting room. From the kitchen/diner the tile effect floor flows through into an:

#### **Inner Hall**

With door to rear garden and leading to the following accommodation:

#### **Bedroom 4 11' 5" x 8' 4" (3.48m x 2.54m)**

Window overlooking the rear garden. Tiled effect floor.

#### **Bedroom 5/Study 11' 10" x 7' 9" (3.60m x 2.36m)**

Window to front, tiled effect floor.

#### **Shower Room**

Beautifully fitted with a three piece white suite of WC, wall mounted washhand basin with storage below, king size shower cubicle with mains shower. Partially tiled walls, tiled floor, chrome ladder radiator, extractor fan.

#### **Utility 5' 6" x 5' 0" (1.68m x 1.52m)**

Fitted with wall units, working surface, plumbing for washing machine, space for self condensing tumble dryer, tiled effect floor, spotlights, extractor fan.

#### **FIRST FLOOR**

**Landing.** With window to side, access to loft space.

#### **Bedroom 1 13' 1" x 9' 6" (3.98m x 2.89m)**

Window overlooking the rear garden.

#### **Bedroom 2 12' 2" x 11' 2" (3.71m x 3.40m)**

Three windows provide a pleasant outlook over Clevedon's Rugby Club. Measurements include two built in cupboard.

#### **Bedroom 3 9' 0" x 8' 11" (2.74m x 2.72m)**

NB. Measurements include a bulk head where the stairs from the ground floor come up. Window providing the same pleasant outlook as bedroom 2.

#### **Bathroom**

Beautifully fitted with a three piece white suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, bath with hand held shower attachment, partially tiled walls, tiled floor, obscure window, chrome ladder radiator, extractor fan.

#### **OUTSIDE**

From Churchill Avenue access to the front where there is two stone shingle areas providing off road parking and a pathway leading to the front door.

#### **The Rear Garden**

Number 92 certainly has an impressive rear garden and is laid to level lawn with a patio outside of the property and a water tap. At the rear of the property there is access to a garden shed.









GROUND FLOOR

1ST FLOOR



Semi Detached House



Freehold



3



Garden



2



A



3

EPC

D



Gas Central Heating



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

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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