



25 Bryant Gardens, Clevedon, North Somerset, BS21 5HE
£349,950

Steven
Smith



This semi detached house is located in a popular road and must be viewed to fully appreciate all it has to offer. Downstairs offers two receptions, a spacious kitchen and a wc. There are four bedrooms and a family bathroom upstairs. The front garden is laid to lawn and to the side of the property is a drive which leads to the garage. The rear garden is a delight and has been well maintained. Also located close to riverside walks.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to hall, wood effect floor, stairs to first floor, understairs cupboard.

Cloakroom

White suite of WC, washhand basin with tiled splashback, obscure window, wood effect floor.

Sitting Room 18' 6" x 11' 1" (5.63m x 3.38m)

Two windows looking out onto Bryant Gardens.

Kitchen 18' 6" x 7' 11" (5.63m x 2.41m)

Fitted with a range of wall and base units with working surfaces, sink with mixer tap, Stoves range duel fuel cooker with two electric ovens, seven ring gas burner. Plumbing for washing machine and dishwasher, tiled splashbacks, wine rack, window overlooking the rear garden, space for an American style fridge/freezer, wood effect floor. Opening to:

Conservatory/Dining Room 11' 2" x 10' 4" (3.40m x 3.15m)

A great addition to the property of dwarf wall and PVC double glazed construction with

french doors opening to the rear gardens and currently a dining table seating 6 people.

FIRST FLOOR

Landing. Access to loft space.

Bedroom 1 11' 3" x 8' 11" (3.43m x 2.72m)

Window looking out onto Bryant Gardens.

Bedroom 2 11' 4" x 9' 4" (3.45m x 2.84m)

Window to front.

Bedroom 3 9' 2" x 8' 0" (2.79m x 2.44m)

Measurements include a built in wardrobe with over-bed storage. Window looking out the rear garden.

Bedroom 4 9' 2" x 7' 1" (2.79m x 2.16m)

Currently being used as a home office, window looking overlooking the rear garden, wood effect flooring.

Bathroom

White suite of WC, washhand basin, bath with hand held shower attachment and glass shower screen door. Partially tiled walls, obscure window.

OUTSIDE

From Bryant Gardens a driveway extends down the side of the property providing off road parking for three cars and leading to the single garage, there is also access to the front door. The front garden is laid to lawn. Access to the rear garden be gained via a lockable side gate.

The Rear Garden

Is a particular delight, immediately outside of the conservatory is a block paved area ideal for a garden bench. There is a level lawn and

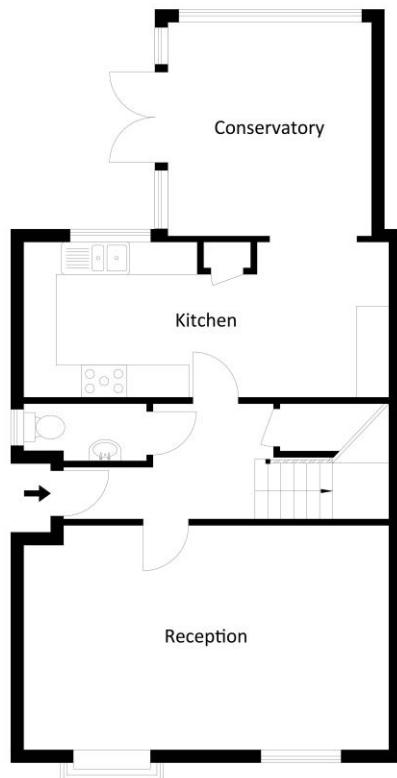
at the rear of the garden a second block paved patio which is an ideal space for garden furniture. The borders have been beautifully maintained with small shrubs and perennials and there are slate shingle areas ideal for freestanding pots. These gardens also offer a good amount of privacy.



Floor Plan

25 Bryant Gardens, Clevedon

Approx. Area 584.20 Sq.Ft - 54.30 Sq.M



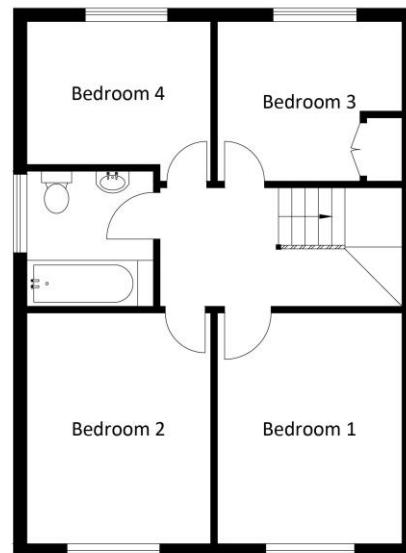
Ground Floor

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.
Floor plan produced by Westcountry EPC.

25 Bryant Gardens, Clevedon

Approx. Area 478.10 Sq.Ft - 44.40 Sq.M



First Floor

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Semi Detached House



Freehold



4



Garden



1



C



2

EPC

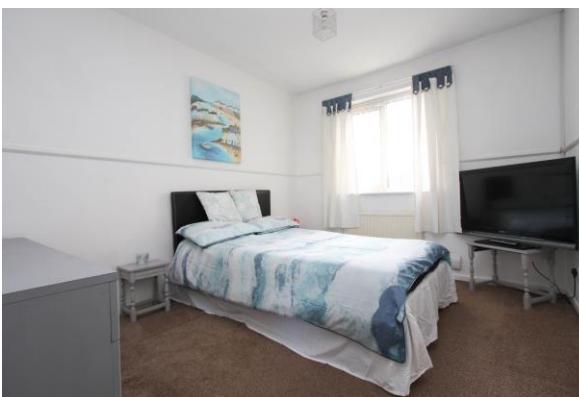
C



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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