



77 Fosseway, Clevedon, BS21 5ET  
**£239,950**

Steven  
*Smith*



Situated in a sought after location on Fosseway in Clevedon, this modern terraced house offers a fantastic opportunity for first time buyers, downsizers, or investors. The property is offered for sale with no onward chain, ensuring a smooth and hassle free purchase. The accommodation comprises a welcoming entrance, a living/dining area, a fitted kitchen, two generously sized bedrooms and a family bathroom. Outside, the home benefits from a private garage and a dedicated parking space, providing convenient and secure off road parking. Located within easy reach of Clevedon's vibrant town centre, seafront, excellent local schools and transport links, this home combines comfort, convenience and potential. Don't miss your chance to secure this lovely home in a desirable area, an early viewing is highly recommended.

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

#### **GROUND FLOOR**

Front door opens to:

##### **Hall**

Stairs to first floor.

##### **Lounge/Diner 18'3" x 11'8" max 8'10" min**

Window to front, space for a dining table.

##### **Kitchen 11' 8" x 7' 0" (3.55m x 2.13m)**

Fitted with a range of wall and base units with working surfaces, stainless steel sink, electric cooker point, plumbing for washing machine, space for a fridge/freezer, access to the Vaillant gas fired combination boiler, tiled splashbacks, tiled effect floor, window and door to rear garden.

#### **FIRST FLOOR**

**Landing.** Access to loft space.

##### **Bedroom 1 12'4" x 11'11" max 8'11" min**

Window looking out onto Fosseway. Measurements exclude a built in cupboard.

##### **Bedroom 2 10' 10" x 6' 7" (3.30m x 2.01m)**

Window overlooking the rear garden.

##### **Bathroom**

Three piece white suite of WC, washhand basin, bath with electric Triton shower, wood effect floor, obscure window.

#### **OUTSIDE**

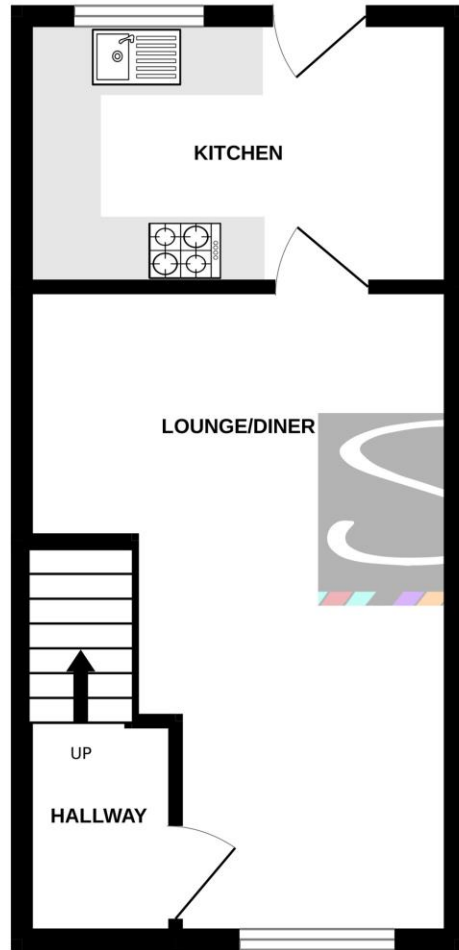
From Fosseway a pathway leads to the front door and there is a lawn garden to the front. To the left hand side of the property there is a shared driveway which gives access to the allocated garage 16'2" x 8'4" for number 77 with up and over door with an allocated parking space to the front of the garage.

##### **The Rear Garden**

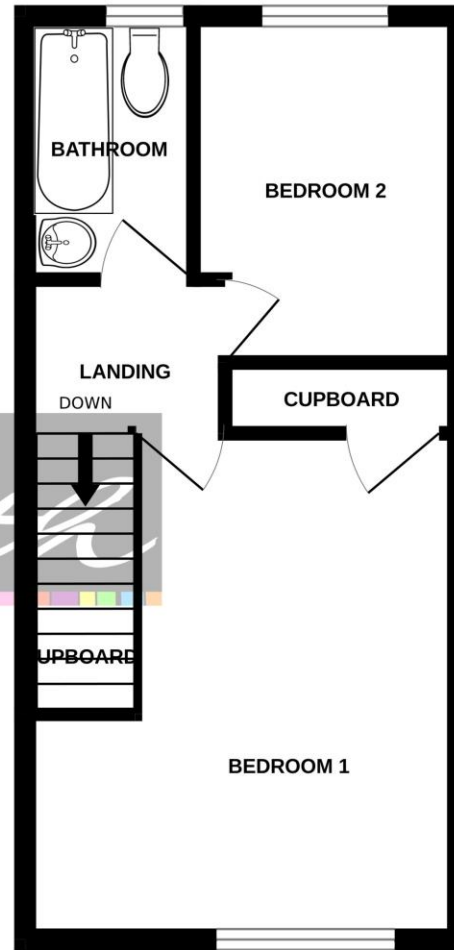
The rear garden is laid to level lawn with a small patio and a garden shed at the rear. It is bound by panelled fencing, outside water tap.



# GROUND FLOOR



# 1ST FLOOR



Terrace House



Freehold



2



Garden



1



B



1

**EPC**

C



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

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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