



81 Chipping Cross, Clevedon, BS21 5JQ
£259,950

Steven
Smith



This modern terraced home sits on a well loved road just off Millcross, Clevedon, and has a calm, easy going feel from the moment you step inside. The sitting room opens naturally into a bright kitchen dining space, where French doors invite the outdoors in and lead to a private, south westerly garden designed for low maintenance living and relaxed evenings in the sun. Upstairs, two comfortable double bedrooms create peaceful places to unwind, accompanied by a fresh, neatly presented bathroom. With its own allocated parking space and the added simplicity of no onward chain, the home offers an effortless move into a welcoming part of Clevedon.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Sitting Room 14' 7" x 12' 8" (4.44m x 3.86m)

Measurements include stairs to first floor. Window looking out over the front garden, wood effect floor flows through into:

Kitchen/Diner 12' 8" x 9' 4" (3.86m x 2.84m)

Beautifully fitted with a range of high gloss fronted wall and base units with working surfaces and metro tiled splashbacks, sink with mixer tap, plumbing for dishwasher, space for electric cooker, contemporary

extractor hood and fridge/freezer. Access to the Vaillant gas fired combination boiler. Space for a dining table, window and french doors to the rear garden.

FIRST FLOOR Landing.

Bedroom 1 12' 9" x 9' 0" (3.88m x 2.74m)

Recess area idea for freestanding wardrobe. Window to front.

Bedroom 2 12' 8" x 8' 6" (3.86m x 2.59m)

A second double bedroom and measurements include a built in cupboard. Window overlooking the rear garden, access to loft space.

Bathroom

Three piece white suite of WC, washhand basin, bath with electric Mira Sports shower. Fully tiled walls and floor, chrome ladder radiator, spotlights, extractor fan, shaving point.

OUTSIDE

From Chipping Cross a pathway leads to the front door of Number 81. The front garden has been laid to stone chippings.

The Rear Garden

Which is accessed via the french doors from the kitchen/diner, again like the front garden has been hard landscaped with patio slabs and stone shingle and is bound by a mixture of feather-board and

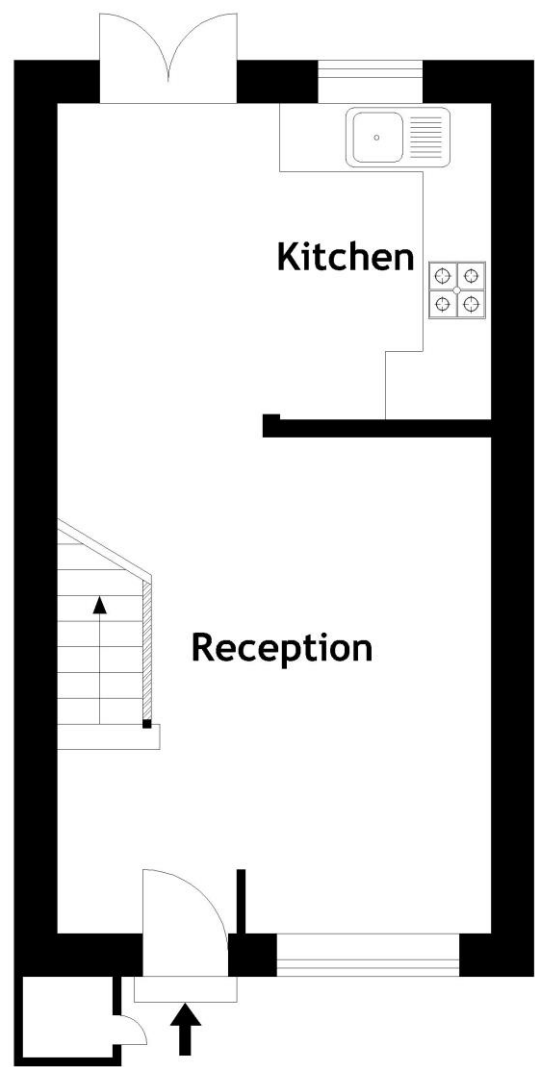
panelled fencing. There are established small trees and the gardens have the added advantage of being predominantly south west facing.

Parking

Located nearby Number 81 has one allocated parking space.

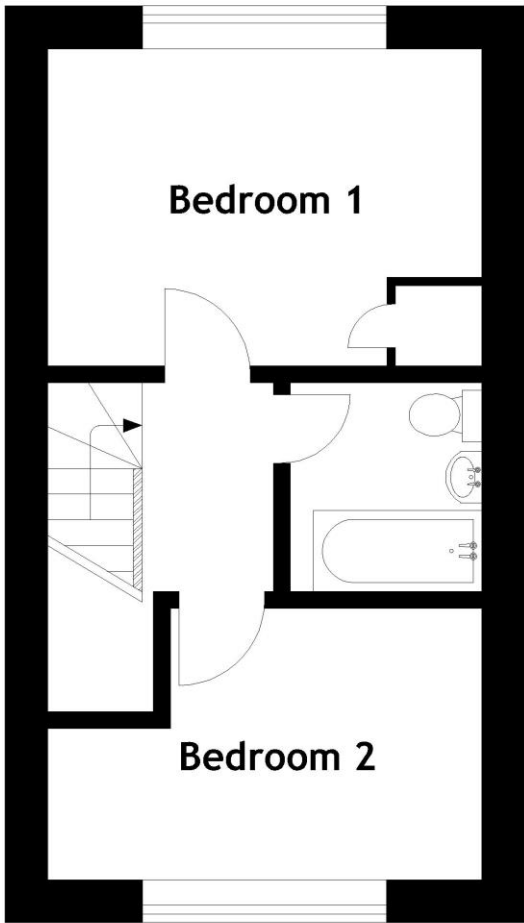


81 Chipping Cross, Clevedon BS21 5JQ
Approx. Area 306.60 Sq. Ft - 28.50 Sq.M



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.

81 Chipping Cross, Clevedon BS21 5JQ
Approx. Area 303.10 Sq. Ft - 28.20 Sq.M



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 Terrace House

 Freehold

 2

 Garden

 1

 B

 1

EPC C

 Gas Central Heating

 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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