



31 Edward Road South, Clevedon, BS21 7JA  
**£465,000**

Steven  
*Smith*



This pretty detached bungalow is located in the highly regarded Walton St Mary area of Clevedon and is offered for sale with the benefit of no onward chain. Set within a peaceful residential setting, the property provides comfortable and versatile accommodation ideally suited to those seeking single level living in a popular coastal town. Inside, the bungalow offers two well proportioned bedrooms along with a main bathroom and a separate WC, adding convenience for both residents and guests. The fitted kitchen is complemented by a useful utility area, providing practical day to day space, while the sitting room offers a welcoming place to relax, with plenty of natural light and a pleasant outlook. Externally, a driveway to the side of the property provides off road parking and leads directly to the garage. To the rear, the garden has been thoughtfully hard landscaped, creating an attractive and low maintenance outdoor space ideal for enjoying warmer months with minimal upkeep. Walton St Mary is one of Clevedon's most sought after areas, known for its quiet streets, community feel and easy access to the town's amenities. Clevedon itself offers a charming blend of independent shops, cafés and restaurants, along with the famous seafront and coastal walks. Excellent transport links, including access to the M5,

make this an ideal location for those wishing to enjoy a relaxed lifestyle without sacrificing connectivity. Overall, this bungalow presents a rare opportunity to acquire a detached home in a prime location, perfect for those looking to enjoy comfortable living in a peaceful yet well connected setting.

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

French doors open to a porch with glazed door opening to:

#### **Hallway**

Engineered oak floor, access to loft space.

#### **Cloakroom**

Suite of WC, partially tiled walls, tiled floor, obscure window.

#### **Sitting Room 13' 11" into bay x 12' 1" (4.24m into bay x 3.68m)**

A circular bay overlooks the front garden and back onto Edward Road South. Window to side, feature beam ceiling. A two sided fireplace opens to:

#### **Dining Room 13' 11" x 5' 10" (4.24m x 1.78m)**

Beam ceiling, window to side door to hallway, double sided fire.

#### **Kitchen 16' 2" x 10' 10" (4.92m x 3.30m)**

Fitted with a comprehensive range of wall and base units with granite working surfaces, stainless steel sink with mixer tap, double electric oven, four ring gas hob with extractor hood, tiled splashbacks, tiled floor, access to the Glowworm gas fired combination boiler, plumbing for dishwasher, glass display cupboards. Door opens to:

#### **Utility Room 8' 8" x 5' 5" (2.64m x 1.65m)**

With wall and base units, space for a tumble dryer, obscure window to front, door to rear garden, wood effect floor.

#### **Bedroom 1 14' 0" x 12' 1" (4.26m x 3.68m)**

Sliding patio doors open to the rear garden. Beam ceiling.

#### **Bedroom 2 12' 0" x 12' 0" (3.65m x 3.65m)**

A dual aspect room with window to front and window to side.

#### **Bathroom**

Four piece suite of WC, washhand basin, bath with hand held shower attachment and a separate shower cubicle. Fully tiled walls and floor, obscure window.



## OUTSIDE

From Edward Road South wrought iron gates open to a driveway providing parking for numerous cars and leading to the single garage with up and over door. The pathway also continues to the front door, the front garden is laid to lawn with established borders and small trees. A wrought iron gate gives access to:

## The Rear Garden

The rear garden has been hard landscaped for ease of maintenance consisting of patio slabs and raised borders with a fine array of established shrubs and small trees. There is an outside water tap and access to:

## The Conservatory 12' 1" x 10' 1" (3.68m x 3.07m)

A great addition to the property with a single door and a set of french doors, tiled floor, power and light.







Floor Plan to be inserted here



Detached Bungalow



Freehold



2



Garden



1



E



1

**EPC**

E



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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