



3 Barton Mews, Clevedon, BS21 6FS
£345,000

Steven
Smith

Conveniently positioned just a stone's throw from Clevedon Town Centre, this appealing town house, built in 2016, is truly delightful. With spacious accommodation set over three floors, the property is contemporary, stylish and filled with natural light. To the ground floor, the open plan living area opens out onto the garden and flows seamlessly into a smart kitchen diner with quality appliances and ample space for entertaining and family mealtimes. On the first floor there are two generous bedrooms and a well fitted bathroom, whilst on the second floor the master bedroom has built in wardrobes and a boutique style shower room. Outside, the low maintenance courtyard garden provides the ideal place to enjoy some summer sunshine and there is parking to the side for two cars. Barton Mews is ideally placed for taking a short stroll to a great choice of restaurants, coffee shops and many other amenities. A must to view!

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hall

Wood effect floor, stairs to first floor.

Cloakroom

White suite of WC, washhand basin, partially tiled wall, tiled floor, obscure window.

Open Plan Living

Living Area 14' 11" x 12' 1" (4.54m x 3.68m)

French doors open to the rear garden, wood effect floor flowing through into the:

Kitchen/Dining Area 11' 5" x 8' 1" (3.48m x 2.46m)

Fitted with a range of wall and base units with working surfaces, stainless steel sink, double electric oven, plumbing for washing machine, integrated dishwasher, four ring electric hob with contemporary extractor hood, window to front, spotlights.

FIRST FLOOR

Landing. Stairs to second floor, cupboard housing the Worcester gas fired combination boiler.

Bedroom 2 12' 3" x 8' 6" (3.73m x 2.59m)

Window looking out to front.

Bedroom 3 11' 0" x 8' 6" (3.35m x 2.59m)

A third double bedroom with window to rear.

Bathroom

Three piece white suite of WC with concealed cistern, washhand basin and

bath with mains shower and glass folding shower door screen, partially tiled walls, tiled floor, chrome ladder radiator, obscure window.

SECOND FLOOR

Opening to:

Bedroom 1 11'8" max 10'4" min x 11'1"

Measurements exclude a built in cupboard. Two skylights.

En-Suite

Three piece white suite of WC with concealed cistern, washhand basin and king size shower cubicle with mains shower, partially tiled walls, tiled floor, chrome ladder radiator, skylight.

OUTSIDE

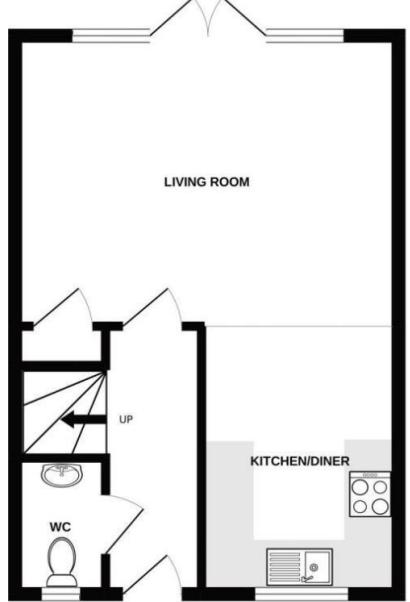
From Barton Mews a communal drive leads to the two allocated parking spaces for Number 3. There is then access to the front door. A lockable gate gives access to the:

Rear Garden

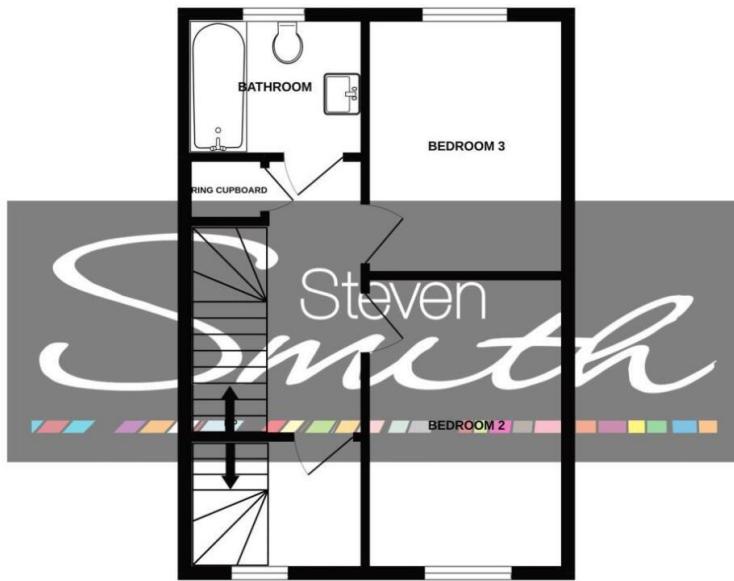
The rear garden can also be accessed via the open plan living area has been hard landscaped for ease of maintenance consisting of a raised deck, patio and stone shingle. The gardens have the added advantage of being south facing.

NB. The photos were taken before the property was rented out.

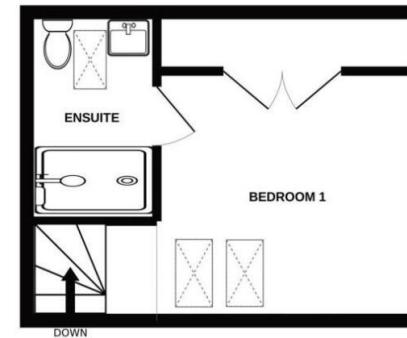
GROUND FLOOR



1ST FLOOR



2ND FLOOR



End of Terrace House



Freehold



3



Garden



2



C



1

EPC

B



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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG

T: 01275 877771 W: stevensmithhomes.co.uk

E: steven@stevensmithhomes.co.uk FB: [@stevensmithhomes](https://www.facebook.com/stevensmithhomes)

Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

