



42 Chard Road, Clevedon, BS21 6LW  
**£379,950**

Steven  
*Smith*

Located in a popular and peaceful cul-de-sac in the heart of Clevedon, this beautifully presented terraced home offers modern living in a desirable location. Immaculately maintained throughout, the property boasts a spacious kitchen diner with contemporary fittings, perfect for family meals and entertaining. A welcoming sitting room provides a cosy retreat, while the stunning sun room to the rear features bi-folding doors that seamlessly connect the indoors with the garden, flooding the space with natural light. Upstairs, three well proportioned bedrooms offer flexibility for families, guests, or home working. The property also benefits from a garage, off street parking and a private rear garden ideal for relaxing or al fresco dining. With its stylish interiors and prime cul-de-sac setting close to local amenities, schools, and transport links, this is a fantastic opportunity to secure an immaculate home in one of Clevedon's most sought after areas.

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

##### **GROUND FLOOR**

Front door opens:

##### **Impressive Hall**

A lovely light and airy space with stairs to first floor, understairs area for storage, built

in shoe storage, cupboard for coats etc, solid oak floor.

#### **Sitting Room 12' 5" x 11' 7" (3.78m x 3.53m)**

Window to front.

#### **Kitchen 17'11" x 11'3" max 8'6" min**

Beautifully fitted with a comprehensive range of high gloss fronted wall and base units with working surfaces, sink with mixer tap, four ring gas hob with concealed extractor hood, double electric oven, built in dishwasher and washer/dryer, space for a fridge/freezer, metro tiled splashbacks, solid oak floor, space for a dining table, window overlooking the rear garden. Sliding patio door opens to:

#### **Sun Room 11' 2" x 9' 10" (3.40m x 2.99m)**

A great addition to the property of double glazed construction with a insulated roof incorporating two skylights, bi-fold doors connecting the space beautifully with the rear garden, wood effect floor.

##### **FIRST FLOOR**

**Landing.** Access to loft space and storage cupboard.

#### **Bedroom 1 12' 3" x 10' 6" (3.73m x 3.20m)**

Window looking out to front.

#### **Bedroom 2 11' 6" x 9' 7" (3.50m x 2.92m)**

Currently being used as home office.

#### **Bedroom 3 9' 5" x 7' 4" (2.87m x 2.23m)**

Measurements include an overstairs cupboard. Window to front.

##### **Bathroom**

Fitted with a three piece white suite of WC, washhand basin, bath with mains shower and glass shower screen door, partially tiled walls, chrome ladder radiator, two obscure windows, extractor fan, tiled effect floor.

##### **OUTSIDE**

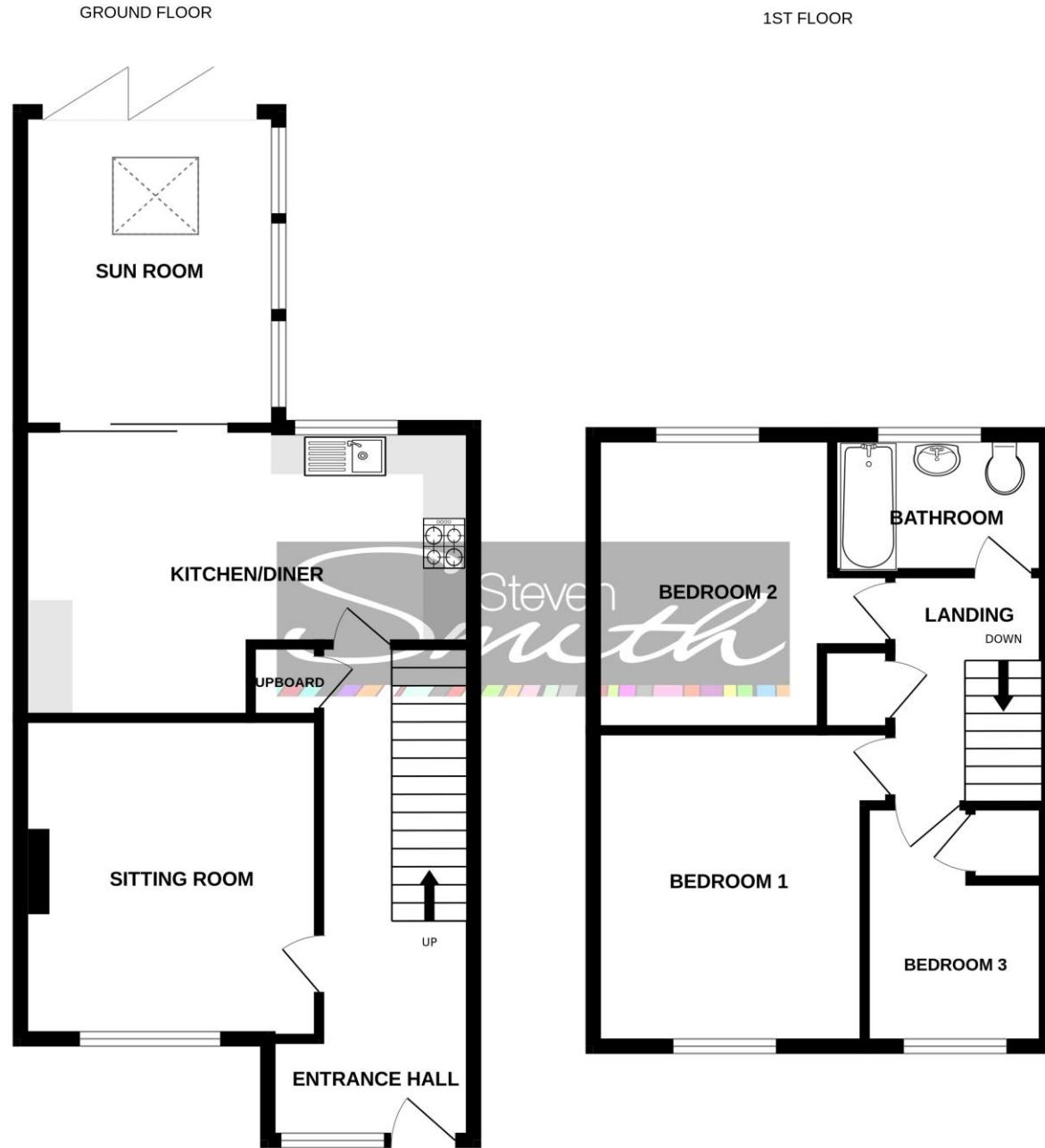
From Chard Road a stone shingle driveway provides parking for one car to the left hand side of the property. Located just opposite is a further parking space in front of the single garage with up and over door, power and light and a personal door.

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

The rear garden can be accessed via the sun room and is laid to lawn with a slate shingle pathway extending down the left hand side leading to a patio at the rear. To the right hand side there are small established shrubs and perennials. Immediately outside of the sun room is a block paving area, outside water tap and these gardens offer a great amount of privacy, they are bound by panelled fencing.







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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Terrace House



Freehold



3



Garden



1



C



2



C



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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