



5 Kenn Moor Drive, Clevedon, BS21 5AJ  
**£269,950**

Steven  
*Smith*

An ideal first time purchase or perfect for those searching for an excellent value family home, this modern terraced property is conveniently situated close to a host of useful amenities and within a level approach of Clevedon Town Centre. The accommodation is light, spacious and well presented throughout yet offers plenty of scope to add some contemporary touches. It comprises modern kitchen, spacious lounge/dining room and conservatory to the ground floor with three well proportioned bedrooms and family bathroom to the first floor. Outside, there is an enclosed rear garden with areas of lawn and patio. There is a garage located to the side of the terrace with parking. Kenn Moor Drive is perfectly positioned for ease of access to Yeo Moor Primary School, Aldi supermarket and pretty riverbank walks. There are also excellent transport links with nearby bus stops and convenient M5 access.

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

#### **GROUND FLOOR**

Front door opens into the entrance hall. Access to storage cupboard, wood effect floor, stairs rising to first floor.

#### **Kitchen 9' 0" x 8' 2" max (2.74m x 2.49m max)**

Fitted with a range of wall and base units with granite effect working surfaces.

Includes stainless steel sink with drainer. Space for cooker, washing machine and fridge/freezer. Tiled splashback, tile effect floor, window to front.

#### **Lounge/Diner 16'7 x 15 max 12'1 min**

A large, bright room with wood effect flooring throughout. Featuring gas fireplace and sliding glass doors into the conservatory. Access to understairs storage cupboard.

#### **Conservatory 14' 10" x 9' 3" (4.52m x 2.82m)**

A useful additional living or dining space with wood effect floor throughout. Windows to rear, double doors open onto the rear garden.

#### **FIRST FLOOR**

**Landing.** Providing access to first floor rooms, loft hatch, and overstairs cupboard housing the gas combination boiler. Wood effect floor.

#### **Bedroom 1 12' 11" x 9' 2" (3.93m x 2.79m)**

Double bedroom, window to front.

#### **Bedroom 2 11' 10" x 8' 6" (3.60m x 2.59m)**

Double bedroom, window to rear.

#### **Bedroom 3 9' 1" x 6' 4" (2.77m x 1.93m)**

Single bedroom or home office. Window to rear.

#### **Bathroom**

With white suite comprising toilet, sink and bath with electric shower over. Partially tiled walls, wood effect floor, obscure window to rear.

#### **OUTSIDE**

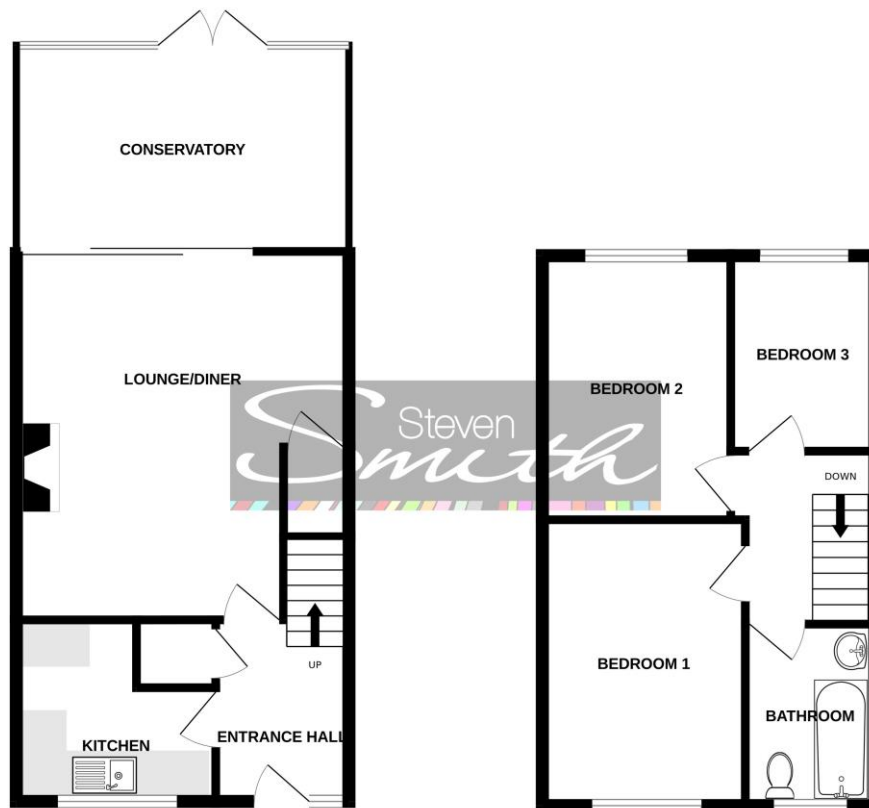
From Kenn Moor Drive, the front garden is laid to lawn with a path running to the front door of Number 5. To the side of the terrace there is a single garage within a block as well as off-road parking.

#### **Rear Garden**

Primarily laid to lawn with a patio area, bordered by slate chippings. A stepping stone path leads to a rear access gate leading to the garage block.







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

**EPC**

C



Heating



Garage





#### 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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