



136 Kenn Road, Clevedon, BS21 6JE  
**£159,950**

Steven  
*Smith*

This attractive first floor one bedroom flat enjoys the rare advantage of its own private entrance and is ideally situated on the level in the highly sought after coastal town of Clevedon. The well planned accommodation features a stylish open plan living space, perfectly suited to modern lifestyles, complemented by a contemporary shower room. Offered for sale with no onward chain, this appealing property presents an excellent opportunity for first time buyers, investors or those seeking a convenient, low maintenance home within easy reach of local amenities and the seafront.

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



Private front door opens to hall, window, stairs leading to the landing and giving access to the following accommodation:

#### **Open Plan Living 17'0" max 15'1" min x 11'9"**

#### **Kitchen Area**

Fitted with a range of wall and base units with working surfaces, stainless steel sink, space for undercounter fridge, electric cooker points with fitted extractor hood, tiled splashbacks. Opening into the:

#### **Living Area**

With two windows looking out onto Kenn Road.



#### **Double Bedroom 12'8" x 10'4" max 7'7"**

**min**

Two windows to rear.

#### **Shower Room/Utility**

Three piece suite of WC, washhand basin, shower cubicle with mains shower, tiled walls, plumbing for washing machine, obscure window, tiled effect floor.

#### **OUTSIDE**

From Kenn Road a pillared entrance gives access via a small path to the front door of the first floor flat. There is one allocated parking space to the rear.

#### **Lease Details:**

**Term:** Originally 999 years from 1<sup>st</sup> January 1990

Floor Plan to be inserted here



Flat



Leasehold



1



1



A



1



Gas Central Heating

**EPC**



#### 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](http://stevensmithhomes.co.uk)

E: [steven@stevensmithhomes.co.uk](mailto: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

