



19 The Tynings, Clevedon, BS21 7YP  
**£325,000**

Steven  
*Smith*



Tucked away just off the highly sought after Yeolands Drive area in Clevedon, this immaculate two bedroom semi detached bungalow offers an exceptional blend of comfort, style and lifestyle appeal. Beautifully presented throughout, the property welcomes you with a light filled lounge diner that provides the perfect space for both relaxing evenings and entertaining guests, flowing effortlessly into a stunning, well appointed kitchen designed with both practicality and modern living in mind. The two bedrooms are thoughtfully proportioned, complemented by a lovely, contemporary shower room that completes the interior accommodation. Outside, the home continues to impress. The front garden is meticulously maintained, creating an immediate sense of pride and kerb appeal, while a driveway to the side provides convenient off road parking. To the rear, the garden is a true highlight, a private oasis enjoying a desirable south westerly aspect. Laid predominantly to lawn and framed by beautifully stocked, mature borders, it offers a peaceful and sun drenched retreat ideal for outdoor dining, gardening, or simply unwinding in a tranquil setting. The location itself enhances the lifestyle on offer, with Yeolands Drive being one of Clevedon's most desirable residential areas. Known for its quiet surroundings and strong sense of community, it is perfectly positioned for easy access to scenic coastal walks, open green spaces, and the charming amenities of Clevedon's town centre. This is a home that effortlessly combines quality living with a relaxed, coastal lifestyle.

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

Front door opens to:

#### **Hall**

With access to the airing cupboard with shelving and a radiator.

#### **Lounge/Diner 16' 2" x 10' 6" (4.92m x 3.20m)**

A window looks over the pretty front gardens and back onto The Tynings. Door opens to:

#### **Inner Hall**

Leading to the following accommodation:

#### **Kitchen 9' 6" x 7' 1" (2.89m x 2.16m)**

Beautifully fitted with a range of kitchen units with working surfaces, ceramic sink with mixer tap, electric oven with two ring gas hob, integrated appliances to include fridge/freezer, window to side, tiled effect floor, door giving access to the stunning rear garden.

#### **Bedroom 1 13'4" x 8'7" max 7'8" min**

A lovely bedroom and the measurements include a built in wardrobe, window overlooking the rear garden.

#### **Shower Room**

Beautifully fitted with a three piece suite of WC, washhand basin with storage below, king size shower cubicle with mains shower, obscure window, chrome ladder radiator.

From the lounge/diner a sliding door opens to:

#### **Bedroom 2 8' 0" x 5' 2" (2.44m x 1.57m)**

Measurements exclude a cupboard housing the Vaillant gas fired combination boiler. Window to side.

### **OUTSIDE**

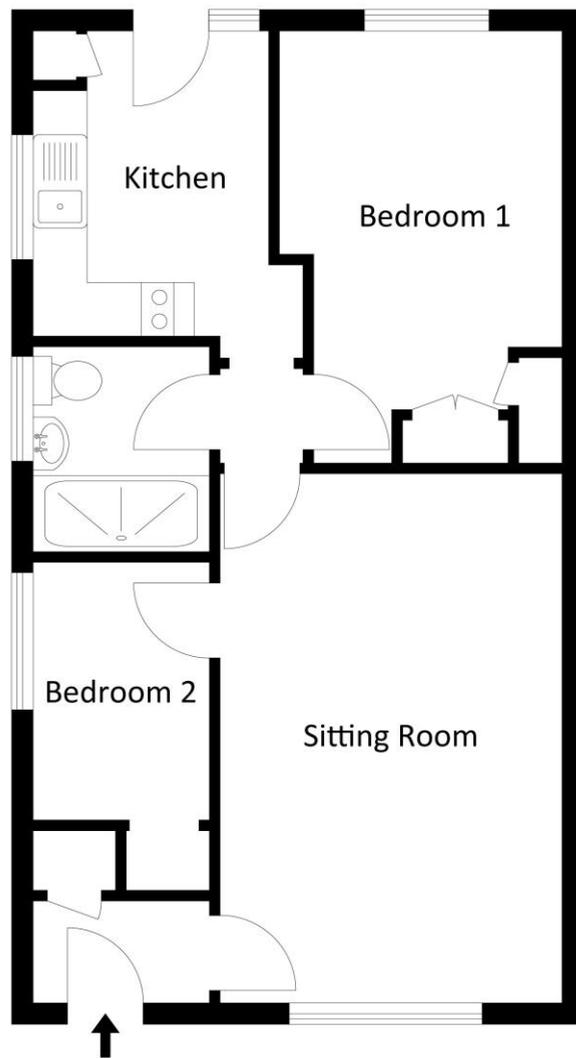
From The Tynings a driveway extends down the side of the property providing off road parking. The front garden has been beautifully landscaped with areas of stone shingles and a pathway leads to the front door. It is well established with shrubs and perennials. A lockable side gate gives access to:

#### **The Rear Garden**

Wow! 19 The Tynings certainly has one of the prettiest gardens we have seen in a long time, immediately outside of the kitchen door is a lovely patio which opens to what can only be described as simply stunning. The borders are beautifully stocked with a fine array of small trees, perennials and shrubs, the lawn is broken up by rockery features and the garden has the added advantage of being south westerly facing and extremely private. To the side of the property there is access to a garden shed, outside power, water tap and space for recycling bins etc. It is very rare that we see a garden of this standard.

# The Tynings, Clevedon BS21 7YP

Approx. Area 476.5 Sq.Ft - 44.3 Sq.M



Ground Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



 Semi Detached Bungalow

 Freehold

 2

 Garden

 1

 C

 1

**EPC** C

 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.

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