



84 Westbourne Avenue, Clevedon, BS21 7XY  
£350,000

Steven  
*Smith*



Ideal for those looking for a spacious family home, this mature semi detached property will tick all the boxes! The well proportioned accommodation comprises sitting room and separate dining room, conservatory, modern fitted kitchen and cloakroom with three bedrooms and bathroom on the first floor. For those looking to put their own stamp on a property, this provides the perfect opportunity to get creative and design their own perfect personal space. The house is sat on an expansive plot with generous lawn, ample off street parking and a good size garage with light and power. A great outside space for children, entertaining, hobbies or perhaps even to extend the current accommodation, subject to the usual permissions.

Westbourne Avenue offers a level approach to the attractions along Clevedon Sea Front with the bustling town centre being easily accessible in the opposite direction.

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

##### **GROUND FLOOR**

Front door opens to porch, tiled floor. Door opens to:

##### **Hall**

Stairs to first floor.

#### **Sitting Room 18' 0" x 10' 11" (5.48m x 3.32m)**

Feature stone fireplace, window to front, door to conservatory.

#### **Dining Room 13' 0" into bay x 10' 3" (3.96m into bay x 3.12m)**

Bay window to front, understairs storage.

#### **Kitchen 10' 10" x 6' 11" (3.30m x 2.11m)**

Fitted with a range of wall and base units with working surfaces, sink with mixer tap, electric oven with four ring electric hob and contemporary extractor hood. Space for undercounter fridge, plumbing for washing machine, tiled splashbacks, tiled floor, window overlooking the rear garden. Door opens to:

#### **Conservatory 13' 0" x 8' 2" (3.96m x 2.49m)**

Of PVC double glazed construction with french doors to rear garden, tiled floor, power and light and radiator off the mains.

#### **Side Porch**

With door to integral garage.

#### **Cloakroom**

Suite of WC, tiled effect floor, partially tiled walls, extractor fan.

#### **FIRST FLOOR**

##### **Landing.** Window to rear.

#### **Bedroom 1 13' 2" x 10' 3" (4.01m x 3.12m)**

Window to front. Measurements exclude the airing cupboard housing the Vaillant gas fired combination boiler with access to loft space.

#### **Bedroom 2 11' 0" x 9' 8" (3.35m x 2.94m)**

Window to front.

#### **Bedroom 3 8' 2" x 8' 1" (2.49m x 2.46m)**

Window overlooking the rear garden.

#### **Bathroom**

Suite of WC, washhand basin, bath with mains shower, partially tiled walls, tiled effect floor, obscure window.

#### **OUTSIDE**

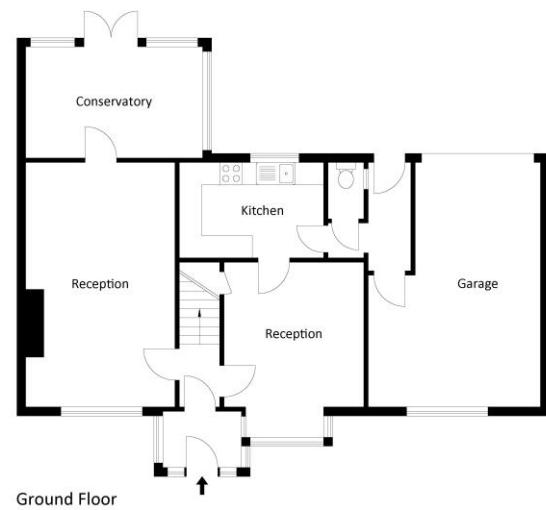
From Westbourne Avenue a pedestrian path passes a well maintained area of level lawn and leads to the front door.

#### **The Rear Garden**

Number 84 certainly has an impressive rear garden. It is laid to level lawn with a sweeping pathway leading to the rear of the garden where there is a shed. The borders are well stocked with small trees and perennials and immediately outside of the conservatory there is a patio.

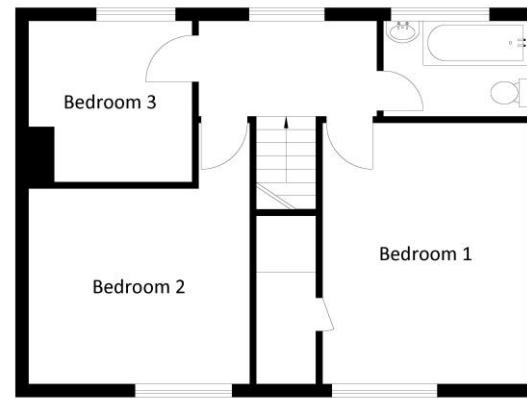
Lockable side gate for pedestrian access. There is also access via Lower Knowles Road via double wrought iron gates which open to an extensive driveway providing ample off road parking and leading to the garage 19'2" x 12'7" max 9'1" min with power and light, obscure window and door to the rear porch. The garden is also bound by a mixture of concrete pillared panelled fencing and pebbledash rendered walls.

**84 Westbourne Avenue, Clevedon**  
Approx. Area 834.30 Sq.Ft - 77.50 Sq.M  
(Total Area Includes Garage)



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.

**84 Westbourne Avenue, Clevedon**  
Approx. Area 447.50 Sq.Ft - 41.60 Sq.M



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Semi Detached House



Freehold



3



Garden



1



A



3

**EPC**

D



Gas Central Heating



Garage and 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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