



82 Old Street, Clevedon, BS21 6BS  
**£395,000**

Steven  
*Smith*



Located in a level position in the charming coastal town of Clevedon, this elegant four bedroom Victorian home combines period character with comfortable family living. Approached via a pillared entrance and pathway leading to the front door, the property immediately hints at the traditional features and welcoming atmosphere found throughout. Stepping inside, a lovely hallway creates a warm first impression and sets the tone for the home's classic proportions. The ground floor offers two inviting reception rooms, ideal for both relaxed evenings and entertaining, each enjoying the charm and character typical of a Victorian home. To the rear, a delightful kitchen provides a practical yet sociable space, perfectly positioned to connect with the garden and daily family life. The first floor presents a particularly spacious master bedroom filled with natural light, alongside a well proportioned second bedroom and a family bathroom serving this level. Continuing to the second floor, there are two further bedrooms, one of which benefits from its own en suite shower room, offering flexibility for guests, older children or a peaceful work from home space. Outside, the rear garden is a private and tranquil retreat, mainly laid to lawn and framed by established shrubs that provide colour and greenery throughout the seasons. It is a wonderful space for relaxing, gardening or enjoying time outdoors with family and friends.

Clevedon itself is known for its beautiful coastline, historic pier and vibrant community atmosphere. Living on the level places a wide range of everyday amenities, independent shops, cafés and restaurants within comfortable reach, while the seafront and open green spaces are perfect for walks and enjoying the coastal lifestyle. This attractive Victorian home offers a rare opportunity to enjoy character, space and convenience in one of Clevedon's most desirable locations.

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

#### **GROUND FLOOR**

Front door opens to porch with door opening to:

#### **Hallway**

Stairs to first floor.

#### **Sitting Room 14' 5" into bay x 11' 9" (4.39m into bay x 3.58m)**

Bay window looking out to front, a pretty fireplace takes centre stage, picture rail.

#### **Snug Room/Dining Room 15' 4" x 13' 7" (4.67m x 4.14m)**

A second generous reception room, measurements exclude an understairs cupboard, feature fireplace, window overlooking the rear garden, exposed floorboards and a beautiful built in Welsh dresser. Door opens to:

#### **Kitchen/Diner 12' 8" x 10' 3" (3.86m x 3.12m)**

Fitted with a comprehensive range of shaker style wall and base units with butcher block work surfaces incorporating a double Belfast sink with mixer tap, plumbing for washing machine, space for undercounter fridge, gas and electric cooker points with concealed extractor hood. Quarry tiled floor, two skylights, window and door to rear garden, space for a dining table, integrated fridge and space for a tumble dryer.

#### **FIRST FLOOR**

**Landing.** Stairs to second floor accommodation.

#### **Bedroom 1 15' 3" x 11' 6" (4.64m x 3.50m)**

A spacious double bedroom with two windows to front, pretty bedroom fireplace.

#### **Bedroom 2 9' 11" x 8' 3" (3.02m x 2.51m)**

A second lovely bedroom fireplace, window overlooking the rear garden.

#### **Bathroom 10' 1" x 6' 9" (3.07m x 2.06m)**

Measurements include a built in cupboard. Three piece white suite of high level WC, washhand basin, bath with mains shower and hand held shower attachment with glass shower screen door. Tiled floor, partially tiled walls, window to rear, towel radiator.

## SECOND FLOOR

**Landing.** Skylight.

### **Bedroom 3 11' 8" x 9' 2" (3.55m x 2.79m)**

Access to eaves space, skylight.

### **En-Suite**

Three piece suite of WC, washhand basin, shower cubicle with Triton electric shower, partially tiled walls, tiled effect floor, skylight, extractor fan.

### **Bedroom 4 11' 10" x 11' 2" (3.60m x 3.40m)**

Access to eaves space, skylight.

## **OUTSIDE**

From Old Street a pillared entrance with a wrought iron gate gives access to the pathway which leads to the front door. The front garden has a hedge for privacy and a small area of lawn.

### **The Rear Garden**

Immediately outside of the door from the kitchen is a small area with a water tap and a Belfast sink underneath, four steps then rise with a picket fence and gate giving access to the lawned level garden where there is a raised sleeper border to the left with concrete pillared panelled fencing and to the right and rear standard panelled fencing. There is a small area of stone shingle ideal for patio furniture and a gate at the rear gives access to a shared pathway with a second gate giving access out to a private lane which can be used for bringing up pushbikes etc. This garden in the summer months will enjoy plenty of sun as it is elevated. There is also attached to the house a storage area ideal for garden utensils etc.





Floor Plan to be inserted here



Terrace House



Freehold



4



Garden



2



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**EPC**



Gas Central Heating





#### 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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