



142 Cannons Gate, Clevedon, North Somerset, BS21 5HW

**£195,000**

Steven  
*Smith*



# Cannons Gate, Clevedon

Rare to the market, this smart end of terrace home is certain to make an ideal first time or investment purchase. The bright and airy accommodation is set over two floors and comprises sitting room, contemporary kitchen and sun room to the ground floor with a spacious double bedroom and bathroom on the first floor. Throughout, the presentation is sparkling with modern, neutral decor providing the perfect space to move straight into! To the rear, there is an enclosed garden and beyond this allocated parking. Just a stone's throw away, are delightful riverbank strolls along the Blind Yeo with shops and amenities being just a short level walk away. This delightful home is certain to appeal to a range of buyers and we would recommend an early viewing.

## Accommodation (all measurements approximate)

GROUND FLOOR Front door opens to:

### Sitting Room 14' 6" x 11' 10" (4.42m x 3.60m)

Measurements include stairs to first floor and a cupboard for shoes and coats. Window looking out over the front garden, wood effect flooring flowing through into:

### Kitchen/Diner 11' 10" x 7' 10" (3.60m x 2.39m)

Fitted with a range of wall and base units with working surfaces, sink with mixer tap, electric cooker point with contemporary extractor hood, plumbing for washing machine, space for fridge/freezer, tiled splashbacks, window and door opening to:

#### Lean-To

With tiled floor and door to rear garden.

## FIRST FLOOR

Landing. Access to loft space.

### Double Bedroom 13' 1" x 8' 10" (3.98m x 2.69m)

Measurements exclude a built in wardrobe. Skylight to front.

## Bathroom

Three piece white suite of WC, washhand basin, bath with mains shower and shower screen door. Obscure window, partially tiled walls, tiled effect floor. The airing cupboard houses the Vaillant gas fired combination boiler.

## OUTSIDE

From Cannons Gate a pathway leads to the front door. The front garden is laid to lawn. To the side of the property another pathway leads to a wrought iron lockable gate which opens to:

### The Rear Garden

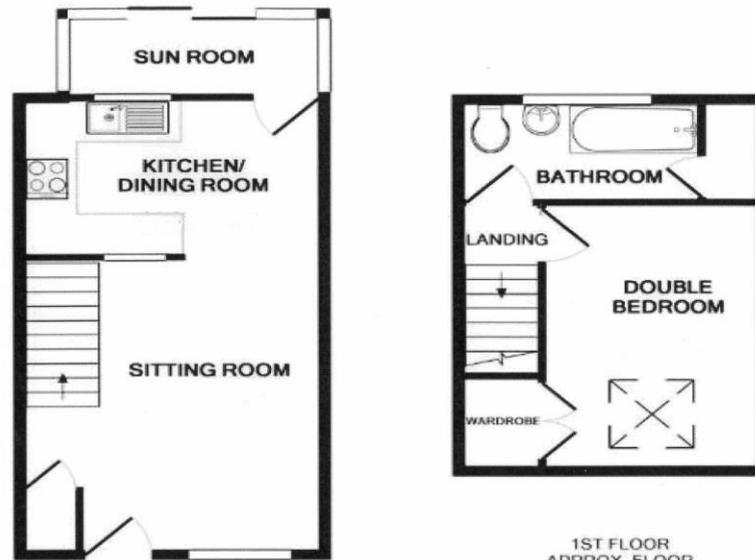
Is laid to patio and is bound by brick wall and panelled fencing.

## Parking

Located at the end of the garden and accessed via Cannons Gate are two tandem parking spaces.



# Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 304 SQ.FT.  
(28.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 213 SQ.FT.  
(19.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 516 SQ.FT. (48.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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End of terrace house



Freehold



1



Rear garden



1



A



1

**EPC**

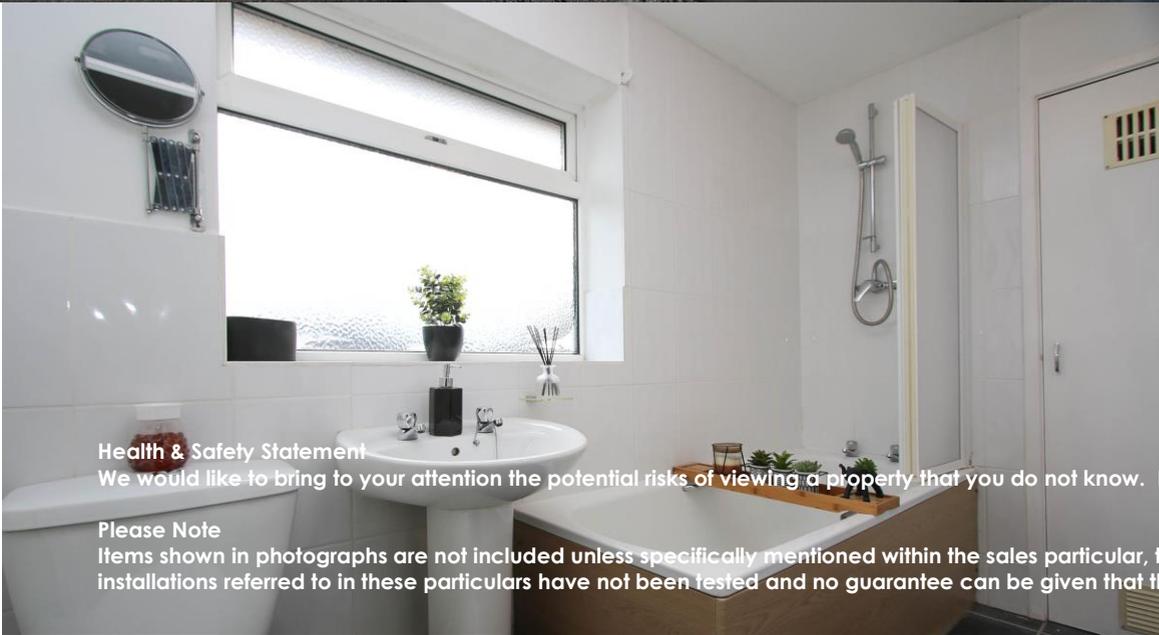
D



Gas central heating



2 off road parking spaces



**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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