



1 Westerleigh Road
Clevedon, North Somerset, BS21 7UR

Robin King Estate Agents

1 WESTERLEIGH ROAD, CLEVEDON, NORTH SOMERSET, BS21 7UR

A well presented 4 bedroom spacious family home with a delightful garden, garage and driveway parking conveniently situated within walking distance of the local amenities of Clevedon.

Approx 1,404 sq ft of flexible accommodation • 3 spacious reception rooms • 4 bedrooms • 3 bathrooms (1 en-suite) • Garage and driveway parking • Within catchment for well regarded schools • Access to M5 within 1.8 miles at Jct 20 • Bristol airport 11.4 miles • Central Bristol 12 miles • mainline railway services within 4.7 miles at Yatton – London Paddington from 114 minutes (all distances/times approx)

1 Westerleigh Road has been thoughtfully extended to provide a well balanced and flexible family home. Its enviable location in the heart of West Clevedon, within walking distance to well-regarded primary and secondary schools, the leisure centre and Clevedon's beautiful seafront makes this a property that is certain to appeal to many buyers.

As you approach the property, steps guide you to a welcoming front door, providing direct access to a hallway boasting solid wood floors. To your left, you'll find a cloakroom equipped with the convenience of a downstairs shower, while two spacious understairs cupboards offer practical storage solutions for coats and shoes.

To the right is the spacious kitchen/breakfast room. Overlooking the garden, this lovely bright room is fitted with a comprehensive range of units, a breakfast bar and space for a range, washing machine, dishwasher and American style fridge/freezer.

Continuing down the hallway, you'll find yourself in the dining room, which again boasts a lovely oak floor. Overlooking the garden, it provides ample space for a table and opens through to the sitting room which is a front to back room with French doors opening onto the superb back garden. With a minster style feature fireplace and modern décor this dual aspect room provides a spacious and inviting space in which to relax or entertain.

Upstairs, on the first floor there are 4 well proportioned bedrooms. The principal bedroom is a generous double with views over the back garden, a fabulous walk-in wardrobe and an en-suite bathroom. There is also a family bathroom with a white three piece suite and heated towel rail.





Outside - From Westerleigh Road, a block paved driveway provides parking for numerous cars and leads to a single garage. To the left the side return leads to a private, fully enclosed back garden which is well maintained and has pretty borders retained by railway sleepers containing a mixture of shrubs and perennials. A level lawn is framed by a paved dining terrace that runs across the whole width of the garden and is the perfect spot to relax and enjoy the garden or for an BBQ with friends.

Location – the Victorian town of Clevedon is mentioned in the Domesday Book and is situated on the North Somerset coast about 14 miles west of Bristol, about 1 mile from junction 20 of the M5 and around 10 miles north west of Bristol International Airport. Yatton Rail Station is 4.7 within miles, providing high-speed services to London Paddington from 114 minutes. Clevedon is a thriving small town with excellent shopping facilities. The fashionable unspoilt area of Hill Road with its Victorian houses, boutiques and restaurants is about 1 mile as is the restored Victorian pier. There is close proximity to Cadbury House in Congresbury with its award-winning health club, spa and hotel.

Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property



DIRECTIONS – On leaving the Robin King office in Congresbury turn right at the traffic lights, turn left at the next set of traffic lights, continue through Yatton towards Clevedon on the B3133. As you come into Clevedon at the roundabout take 1st exit to Southern Way. After 0.8 miles turn right on to Westerleigh Road. Number 1 is the first house.

SERVICES – All mains services

EPC RATING – D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND D** £2032.79 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

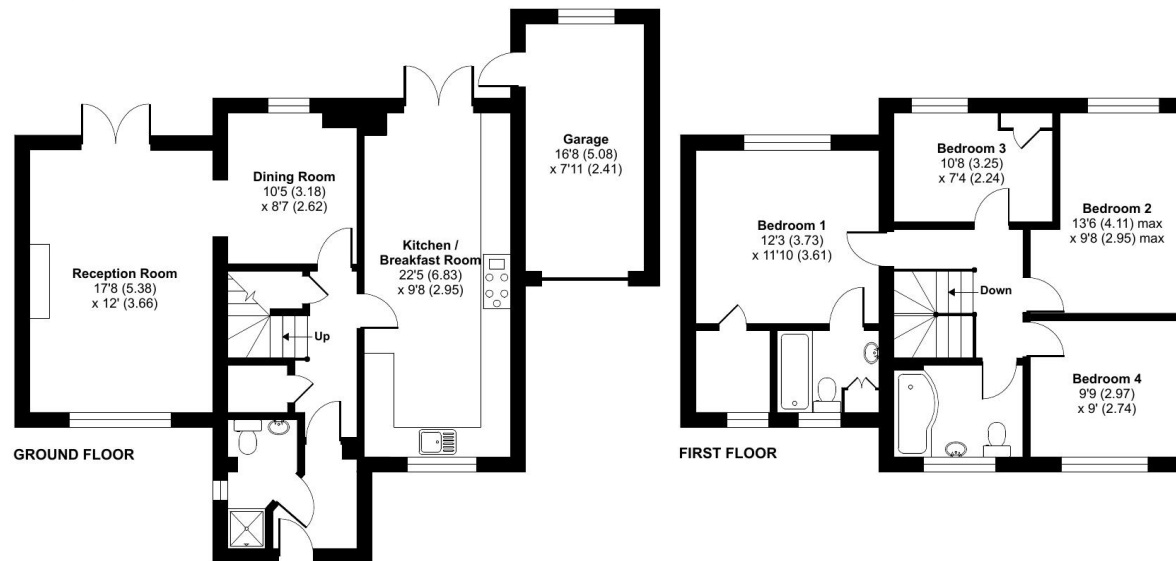
Westerleigh Road, Clevedon, BS21

Approximate Area = 1404 sq ft / 130.4 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 1537 sq ft / 142.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Robin King LLP. REF: 1047848

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