

7 Valley Road, Clevedon, BS21 6AQ

**£349,950**

Steven Smith

Located in the most picturesque corner of Clevedon's desirable Swiss Valley, this charming detached bungalow offers a lifestyle defined by peace, privacy and effortless single level living. From the moment you arrive, the scenic backdrop creates a sense of retreat from the world, making it a wonderful place to slow down and truly unpack. Inside, the property unfolds into a sequence of bright, comfortable spaces that invite both quiet relaxation and easy entertaining. You can host friends for dinner in the separate dining room, unwind in the cosy living room, or start your mornings with coffee and the newspapers in the generously sized kitchen and breakfast room. Outside, the beautifully maintained wrapping gardens offer a private sanctuary for those who love to potter in the sunshine, tend to vibrant flowerbeds, or simply sit back with a cool drink and enjoy the fresh air. For hobbies and practical needs, the property comes into its own with a private driveway leading to a garage that features a rare and highly useful MOT inspection pit, offering a dream setup for classic car enthusiasts or simply providing exceptional extra storage. Best of all, this tranquil haven does not compromise on connection, placing local amenities, scenic walking trails, and excellent transport links right on your doorstep for the perfect balance of valley serenity and town convenience.

**Accommodation (all measurements approximate)**
Front door opens to hall, wood effect floor, door to rear garden, two built in cupboards, access to loft space.

**Sitting Room 13' 0" x 11' 7" (3.96m x 3.53m)**
A window provides a lovely view over the manicured front gardens towards All Saints Church and Clevedon Court Estate woods. Feature gas fireplace.

**Kitchen 15' 1" x 10' 3" (4.59m x 3.12m)**
Fitted with a range of wall and base units with working surfaces, stainless steel sink with mixer tap, plumbing for washing machine, integrated appliances to include dishwasher and separate under counter fridge and freezer. Double electric oven, five ring gas hob with concealed extractor hood, tiled splashbacks, two windows overlooking the rear garden, window to side, wood effect floor, space for a breakfast table. A door gives access back to the hallway.

**Dining Room 10' 5" x 10' 3" (3.17m x 3.12m)**
With window to side.

**Bedroom 1 13' 6" x 10' 7" (4.11m x 3.22m)**
Window to front providing the same view as the sitting room.

**Bedroom 2 10' 4" x 9' 10" (3.15m x 2.99m)**
Measurements include built in wardrobes. Window to side.

**Bathroom**
Three piece suite of washhand basin set into vanity unit with drawer and cupboard storage below, WC, walk in space saving bath, fully tiled walls, wood effect floor, obscure window, extractor fan.

**OUTSIDE**
From Valley Road a pillared entrance with a pathway leads up to the property passing an area of lawn and then a second area of lawn immediately outside of the front door with a fine array of established shrubs and small trees to borders and a feature pond. To the left hand side of the property the pathway extends up and gives access to:

**The Rear Garden**
The rear garden offers a good amount of privacy and immediately outside of the door from the hallway is a covered area ideal for a morning coffee. A few steps rise and give access to the main garden which is laid to an area of lawn with access to a shed and a greenhouse and a further storage area at the rear of the garden. The garden has some mature shrubs and trees to borders and will enjoy plenty of the summer sun.

**The Garage**
Has an up and over door, MOT inspection pit and a parking space just in front.














Bungalow

Freehold

2

Garden

1

D

2

EPC D

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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