



52 WESTBOURNE AVENUE, CLEVEDON, BS21 7XY





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CLEVEDON BS21 7XY

- Delightful family home close to Clevedon sea front
- Modern kitchen/diner
- Enclosed level family friendly garden
- Onward chain complete
- Three bedrooms
- Modern bathroom
- Nice outlook over green to the front
- Garage & workshop

SUMMARY

This attractive three-bedroom terraced home offers well-balanced accommodation ideally suited to modern family living, whilst also appealing to young professionals and downsizers seeking a convenient coastal lifestyle. Situated within a popular residential area close to Clevedon's seafront and local amenities, the property combines practical living space with a welcoming atmosphere throughout.

The ground floor has been thoughtfully arranged to provide versatile living and entertaining space, with a bright dual-aspect sitting room offering a cosy retreat, complete with an attractive fireplace and characterful wood flooring. The stylish and well-equipped kitchen/dining room forms the heart of the home, providing ample workspace, modern fittings and plenty of room for family dining and entertaining. Its sociable layout makes it equally suited to everyday living and hosting friends and family.

Upstairs, three well-proportioned bedrooms, all benefitting from useful built-in storage, are complemented by a contemporary family bathroom fitted with a bath and shower over.

Outside, the property enjoys a good-sized rear garden that has been designed to be both practical and easy to maintain. A combination of lawn and decked seating areas provides space for relaxation, outdoor dining and entertaining, while the enclosed fenced boundaries create a private and secure environment for children and pets. Substantial outbuildings offer excellent storage and present exciting potential for a home office, studio, gym or hobby room, subject to any necessary consents.

Combining spacious accommodation, a stylish interior, a generous garden and a sought-after location close to Clevedon's coastline, schools and amenities, this is a superb home that will appeal to families, professionals and downsizers alike.







LOCATION

Westbourne Avenue is situated within a well-established and highly regarded residential area of Clevedon, offering a peaceful setting whilst remaining conveniently close to the town's many amenities and coastal attractions. The surrounding neighbourhood is characterised by attractive family homes, tree-lined streets and easy access to open green spaces, making it particularly popular with families and professionals alike.

Clevedon's picturesque seafront is within easy reach, providing residents with access to the town's iconic Victorian landmark, Clevedon Pier, which enjoys panoramic views across the Severn Estuary and remains one of the town's most cherished attractions. Nearby, Clevedon Marine Lake offers year-round opportunities for open-water swimming, paddleboarding and waterside recreation, complemented by a scenic promenade ideal for walking and cycling.

The area benefits from a variety of parks, recreational grounds and coastal walks, with the seafront, Salthouse Fields and surrounding green spaces providing excellent opportunities for outdoor leisure and family activities. Clevedon is renowned for its attractive coastal environment, combining open spaces with a strong sense of community.

Families are particularly well served by a selection of highly regarded educational facilities. Local primary schools include Mary Elton Primary School, Yeo Moor Primary School, All Saints C of E Primary School and St Nicholas Chantry C of E Primary School, while secondary education is provided by Clevedon School, which also offers sixth-form provision.

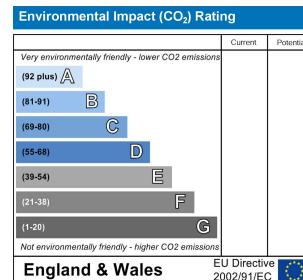
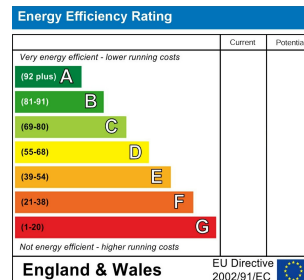
For commuters, the property enjoys excellent transport connections. Junction 20 of the M5 Motorway is located on the edge of town, providing straightforward access to Bristol, Weston-super-Mare, Exeter and the wider motorway network. Rail services are available from Yatton Railway Station, approximately 15 minutes away, offering direct services to Bristol Temple Meads, London Paddington, Cardiff and the South West. Bristol Airport is also within convenient driving distance, making the location well suited to both regional and national travel.

Overall, Westbourne Avenue enjoys an enviable position combining the tranquillity of a sought-after residential setting with easy access to Clevedon's celebrated coastline, excellent schools and superb transport links.

ADDITIONAL INFORMATION

- Tenure: Freehold
- Council Tax Band; A (North Somerset Council)
- EPC: TBC
- Services; Mains gas, electric, water & drainage
- Broadband type Average download speed Availability
- ADSL Under 24Mbps 100%
- Superfast 24-100Mbps 100%
- Ultrafast 100-999Mbps 100%
- Gigabit 1000Mbps 100%

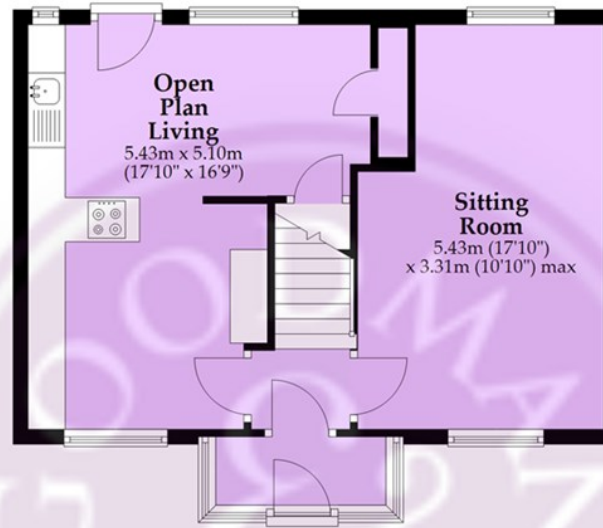
Disclaimer: Average download speed bands provided by Uswitch. Availability provided by Ofcom.





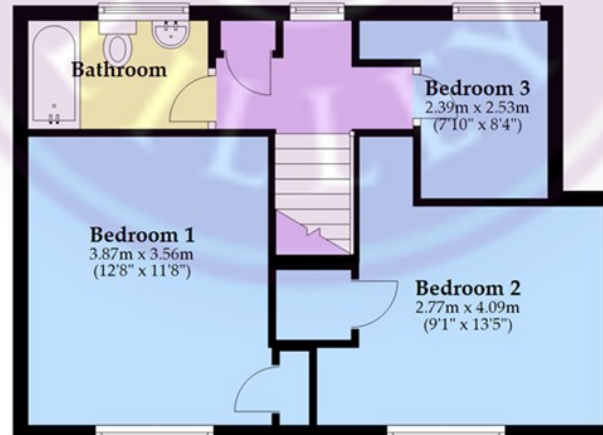
Ground Floor

Approx. 44.3 sq. metres (476.6 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.3 sq. feet)



Total area: approx. 84.4 sq. metres (908.9 sq. feet)

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.

Plan produced using PlanUp.



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