GOODMAN & LILLEY



FLAT 2, 46 KENN ROAD, CLEVEDON, BS21 6EW

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SUMMARY

This first-floor turnkey apartment is double-glazed throughout, combining a sleek, comfortable finish with a prime location—making it ideal for first-time buyers or young professionals.

The bright open-plan living space centers on a practical layout with a well-appointed lounge and contemporary kitchen, complete with useful built-in storage cupboards. Integrated appliances include a washer/dryer, dishwasher, electric oven, and gas hob, creating a seamless setup for everyday living and entertaining.

Both double bedrooms feature generous proportions and built-in storage. In the primary bedroom, the built-in wardrobe space has been cleverly repurposed into an integrated workstation. It provides a dedicated home office setup that folds away out of sight, helping maintain a clear boundary between work and personal time. A modern family bathroom serves both rooms.

The home has been extensively updated by the current owner, with a strong focus on quality finishes and functional day-to-day living.

Outside, the property includes a private, low-maintenance outdoor area. It offers a quiet setting for summer seating or container gardening, providing a straightforward private space to relax and unwind.

LOCATION

Ideally positioned in the vibrant heart of Clevedon, Kenn Road offers a blend of town-centre accessibility and refined coastal living. This sought-after address places an array of everyday conveniences right on your doorstep, ranging from supermarkets and local boutique stores to well-regarded health centres and essential services. A short, pleasant stroll leads to the nearby Triangle, where inviting independent cafés, artisan bakeries, and charming eateries create a welcoming neighborhood atmosphere.

Beyond its immediate convenience, Kenn Road serves as a gateway to Clevedon's most celebrated coastal landmarks. Residents can effortlessly access the iconic Grade I-listed Victorian Pier, the tranquil waters of Marine Lake, and the historic Curzon Cinema, one of the oldest continuously operating picture houses in the world. Scenic walks along the seafront promenade and the elevated vistas of Poet's Walk showcase breathtaking views across the Bristol Channel. Kenn Road pairs central convenience with effortless access to the very best of coastal Clevedon.

ADDITIONAL INFOMRATION

Tenure; Share of freehold (crossover lease)
No service charges
Council Tax Band; B (North Somerset council)
EPC; TBC
Services; Mains gas, electric, water & drainage





















FLOORPLAN



Total area: approx. 48.4 sq. metres (520.7 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.

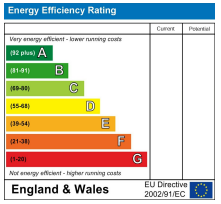
2 Bedrooms
Tenure - Share of Freehold

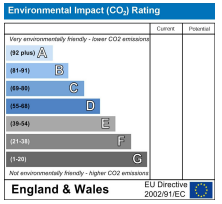
1 Reception Rooms
Total 520.70 sq ft

1 Bathrooms
Council tax band - B

- Turnkey apartment
- Two double bedrooms
- Level access to shops & amenities

- Central location
- Private outside space
- Potentially complete onward chain





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