

marktempler

RESIDENTIAL SALES



Coleridge Vale Road North Clevedon BS21 6PR
£279,950

Mid terrace family home with large garden and no onward chain



PROPERTY TYPE

Terraced House



HOW BIG

1051sqft



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas central heating and
double glazing



PARKING

Driveway



OUTSIDE SPACE

Front and rear



EPC RATING

D



COUNCIL TAX BAND

B



welove

- No onward chain
- Mid terrace family home
- Versatile layout
- Well proportioned rooms
- Large rear garden
- Scope to extend subject to the necessary planning consent



ownerslove

"We have always found the location to be brilliantly convenient. The large and sunny garden is a space we have very much enjoyed over the years."



more details

Brought to the market with the benefit of no onward chain is this three bedroom mid terrace home boasting a wealth of potential and with a fantastic large rear garden. Requiring modernisation internally, the property offers significant scope to extend and improve, based around an already versatile layout. In brief the accommodation on the ground floor comprises entrance porch, entrance hall, living room, kitchen/breakfast room, snug, wc and garden room. The living room is a light and bright space with a dual aspect and feature electric fireplace. The kitchen/breakfast room benefits from significant amounts of wall, drawer and base units with pantry cupboard and adjoining snug. Access from the kitchen then leads into the pvc garden room. On the first floor are three bedrooms, wc and shower room. All three bedrooms benefit from integrated wardrobe space with bedrooms one and two being well proportioned doubles in size. The wc is currently separate to the shower room which has been fitted to include corner cubicle, pedestal sink and complimentary tiling throughout.

To the front of the property a tarmac driveway provides ample levels of off road parking and a low level brick wall. To the rear you will find this properties hidden secret. From the garden room, lawn, raised beds and mature shrubs stretch all the way to the Land Yeo river bank. Dotted along the route you will find several neatly placed patio areas, allowing you to enjoy different spots of this wonderful garden throughout the day. The vast nature of this garden also allows scope for significant extension potential (subject to gaining any necessary planning consents) whilst still retaining the plentiful outside space.

Coleridge Vale Road North is conveniently located within walking distance to both Clevedon Town Centre and Clevedon Seafront. For those with young families there are playing fields just around the corner.

Photos really do not do this garden justice, therefore a viewing in person is certainly a must.

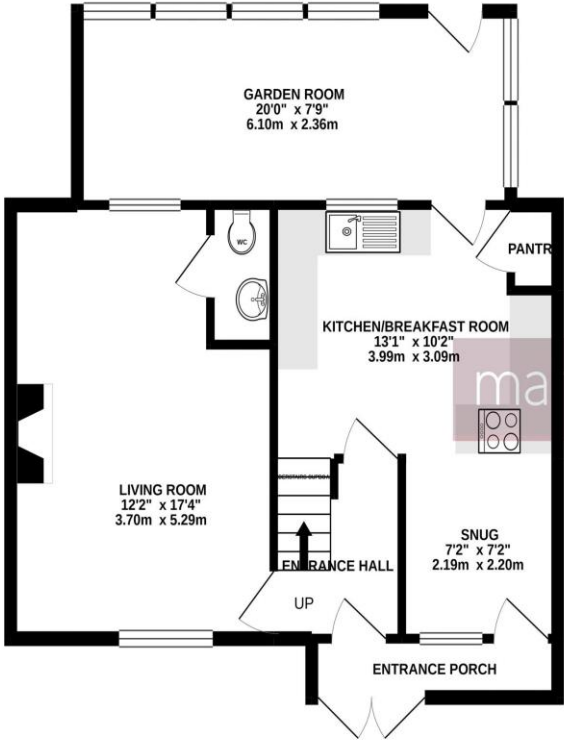
consider this

The property does require updating throughout, however offers fantastic potential.

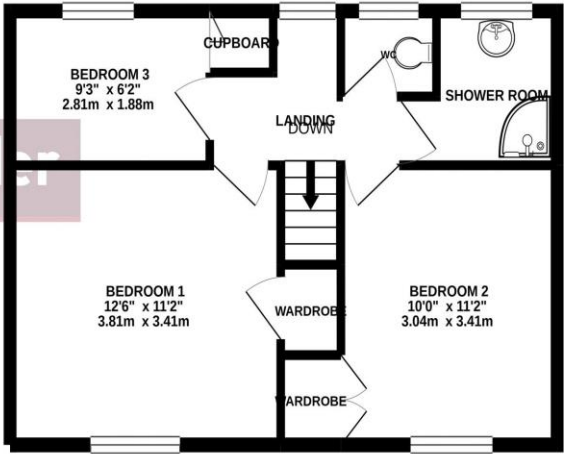


floorplan

GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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How to buy this property...

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

- **Proof of identification** – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost.
- **Proof of funding** – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.
- **Proof of chain** – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily.

As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process.

We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients. Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies.

Star Legal - Conveyancing	Referral Fee £180
Head Projects - Surveyors	Referral Fee 10%
of the net commission received by Head Projects	
The Mortgage Centre – Mortgage Advisors	Referral Fee 20%
of the net commission received	

All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge



the property is close to...

- Clevedon Town Centre's shopping facilities
- Curzon Cinema
- Level to Clevedon Seafront
- Clevedon Library
- Sunnyside Doctors Surgery



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