

marktempler

RESIDENTIAL SALES



Rippleside Road Clevedon BS21 7JX
£675,000

Substantial detached home close to Strawberry Hill



PROPERTY TYPE
Detached house



HOW BIG
1656sqft



BEDROOMS
3



RECEPTION ROOMS
3



BATHROOMS
2



WARMTH
Gas central heating and
double glazing



PARKING
Driveway & garage



OUTSIDE SPACE
Front and rear



EPC RATING
D



COUNCIL TAX BAND
F



welove

- Traditional detached family home
- Bright and airy accommodation throughout
- Modern fitted kitchen/breakfast room
- Two well proportioned reception rooms
- Beautiful enclosed South facing rear garden
- Highly desired Upper Clevedon location



ownerslove

"The home offers light and spacious rooms and enjoys substantial gardens to the front and rear. From the first floor you can enjoy views towards Clevedon Castle and the Gordano Valley."



more details

Constructed in 1964 this spacious and detached family home has been extended and much improved - now offering some 1650 sq ft of accommodation the original four bedroom layout has been adapted to create a versatile three bedroom home. In brief the accommodation comprises a useful entrance porch leading to the welcoming and central hallway, the dual aspect 21ft sitting room sits to one side of the hall complete with feature fireplace and double doors to the garden. On the other side an equally generous dining room/snug enjoys an open plan layout adjoining the modern kitchen/breakfast room, this is unquestionably the heart of this fabulous home and creates the perfect space to entertain family and friends. The kitchen is fitted with a range of modern units including Bosch appliances with a five ring gas hob, extractor and double oven. The neighbouring utility room provides additional storage together with a pantry and space for the washing machine and tumble dryer. Completing the ground floor is an integral single garage/workshop and shower room. Upstairs, the landing leads to the three well proportioned bedrooms, large family bathroom and walk in wardrobe, both bedroom one and bedroom two enjoys a pleasant view towards Clevedon Castle.

Outside, the house stands in a substantial plot with an extensive sweeping block paved driveway to the front, plus an additional tarmac hard standing ideal for motorhomes, caravans or boats. The front garden is enclosed by established hedges and fencing with a array of shrubs. To the rear of the house a fully enclosed South facing garden offers plenty of space for all the family, with a patio area adjoining the house, steps lead up to the lawn which is bounded by well established flower beds, fruit trees and a beautiful magnolia tree.

Upper Clevedon is arguably the most desired area within the town. From this position there is easy access to Clevedon Cricket Club, Clevedon Golf Course, and woodland walks. For those with teenagers, there is a path nearby which leads directly to Clevedon Secondary School. This property really has it all, excellent space, modern fittings and a superb location.

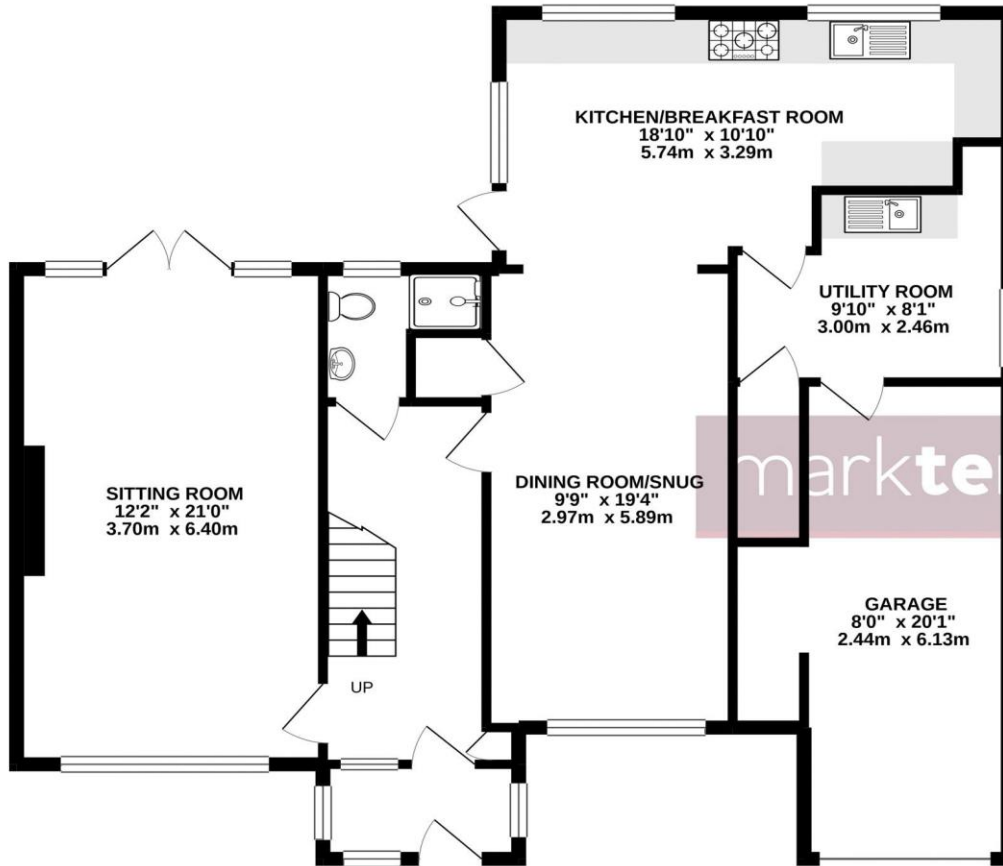
consider this

A well presented and much improved family home with extensive gardens to the front and rear.

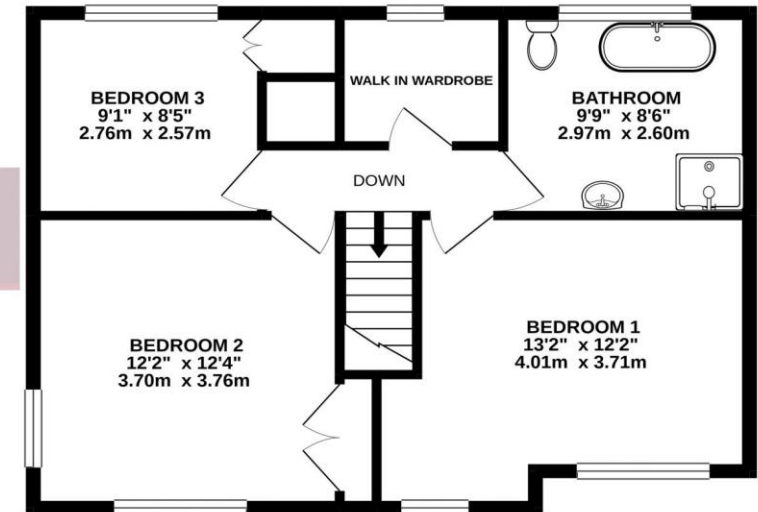


floorplan

GROUND FLOOR
1078 sq.ft. (100.1 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1656 sq.ft. (153.9 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.

Made with Metropix ©2021

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 Community School
- St Nicholas Chantry Primary School
- Coastal and woodland walks
- Clevedon Golf Club
- The eclectic mix of shops and eateries on Hill Road



Mark Templer Residential Sales 8 Kenn Road Clevedon BS21 6EL t 01275 341110 e clevedon@marktempler.co.uk w marktempler.co.uk

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.