

marktempler

RESIDENTIAL SALES



Old Church Road Clevedon BS21 6PT
£475,000

Substantial period home with double garage



PROPERTY TYPE

Semi Detached House



HOW BIG

1589sqft



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Double glazing and gas
central heating



PARKING

Driveway



OUTSIDE SPACE

Front and rear



EPC RATING

E



COUNCIL TAX BAND

D



welove

- Semi detached period home
- Versatile three/four bedroom layout
- Enjoys lots of original features
- A lovely family home in this popular central location
- Driveway to the side providing off road parking
- Great location for shops and walks



ownerslove

"We've loved living here for over 16 years, the location is fabulous, equidistant to four primary schools, Clevedon's town centre, seafront and Hill Road. The garden backs onto the Blind Yeo river, creating a tranquil place to sit and enjoy all the bird life and nature. This has been our family home and will be missed. We hope the next family enjoy it just as much as we have."



more details

An exceptional period residence central to amenities. This three/four bedroom semi detached house offers an abundance of charming accommodation designed over three floors. Beginning with a entrance hall, the sitting room is set to the front enjoying a beautiful sash bay window and housing a feature fireplace. There is also an open plan kitchen/dining room complete with a Rangemaster and island. To the rear of the kitchen a single storey extension provides a useful utility room, shower room with a corridor leading to the former forge - this now re-purposed space creates a wonderful family room with double doors opening to the garden, with the neighbouring shower room this room can even be used as an occasional fourth bedroom. The first floor presents two well proportioned double bedrooms and a contemporary family bathroom. The second floor offers two further rooms a useful study/home office and the third bedroom.

As you approach the property, there is a driveway to the side of the house providing off road parking for a number of vehicles. The front garden is enclosed by a traditional low stone wall. The rear South facing garden is a real treat, with a generous raised deck adjoining the family room with a couple of steps leading down to the level lawn. The garden enjoys established shrubs and trees providing valuable shade. To the end of the garden a second timber deck extends out above the Blind Yeo river enclosed by railings this creates a lovely space to relax and unwind after a busy day.

Old Church Road is an extremely popular location at the foot of Clevedon hillside. From this position you are within walking distance of the town centre, seafront and Hill Road.

This wonderful home is something quite special.



consider this

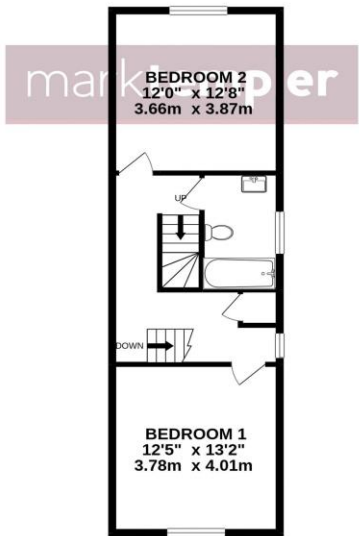
Victorian homes with driveway and views over the Blind Yeo river are a rare find, we would strongly recommend an early viewing to avoid missing out.

floorplan

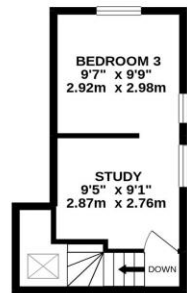
GROUND FLOOR
855 sq.ft. (79.4 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



2ND FLOOR
228 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA : 1589 sq.ft. (147.6 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...

- Curzon Cinema
- Clevedon Seafront
- Teatro Lounge
- Strode Leisure Centre
- Salthouse playing fields



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