

Jesmond Road Clevedon BS21 7RZ

Guide Price £850,000

marktemppler

RESIDENTIAL SALES





PROPERTY TYPE

Semi Detached House



HOW BIG

3568sqft



BEDROOMS

7



RECEPTION ROOMS

5



BATHROOMS

3



WARMTH

Gas central heating



PARKING

Garage and driveway



OUTSIDE SPACE

Front and rear



EPC RATING

D



COUNCIL TAX BAND

F

A truly gracious Edwardian family home - This elegant property boasts an abundance of well designed space both internally and externally. The accommodation is beautifully presented throughout. The current owners have created a wonderful home which through tastefully restoration retains many period features.

The property is arranged over three floors, each of which offers a plentiful amount of space - in total there is approximately 3,500 sq ft of accommodation to enjoy. The hall floor offers a spacious sitting room with fireplace and magnificent bay window, a formal dining room, modern shower room and a second bay fronted family room. In addition, there is a bright and airy kitchen/dining room which leads to a sun room and then onto the garden all accessed via the wonderful central hallway. The staircase rises to the first floor lit by a lantern light above, here you will find five well proportioned double bedrooms, a family bathroom and a walk in wardrobe. The views from this floor are also something to behold with an outlook towards both the coast and the Mendip hills.

On the lower ground floor are a series of additional rooms which gives this house great versatility. There is sufficient space to create a two bedroom self contained annex either for a dependant relative or the possibility to let out and create an additional income stream.

The gardens are also a wonderful feature of this home having both a driveway and detached garage. To the front is a sweeping footpath that leads through the lawn to reach the entrance door. Whilst a clever side path heads under the side porch and connects to the lower ground floor and garden. The gardens at the rear have been cleverly designed to offer a large patio immediate to the house, this then leads to great area of lawn - plenty of space for young children to play and kick a ball around all enclosed by walls and matures planting.

Jesmond Road enjoys a prominent hillside position with enviable elevated views across Clevedon towards the Mendips. The boutique style shops, bars and cafes of Hill Road are only a short stroll away with Clevedon's bustling town centre being only a little further. Walks can be enjoyed at nearby Clevedon seafront.

This truly is one of the most special homes in the town. The grand architecture and wonderful garden make this an opportunity not to be missed.



## STUNNING EDWARDIAN HOME NEAR CLEVEDON'S ICONIC SEAFRONT



### 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.



Up your street..

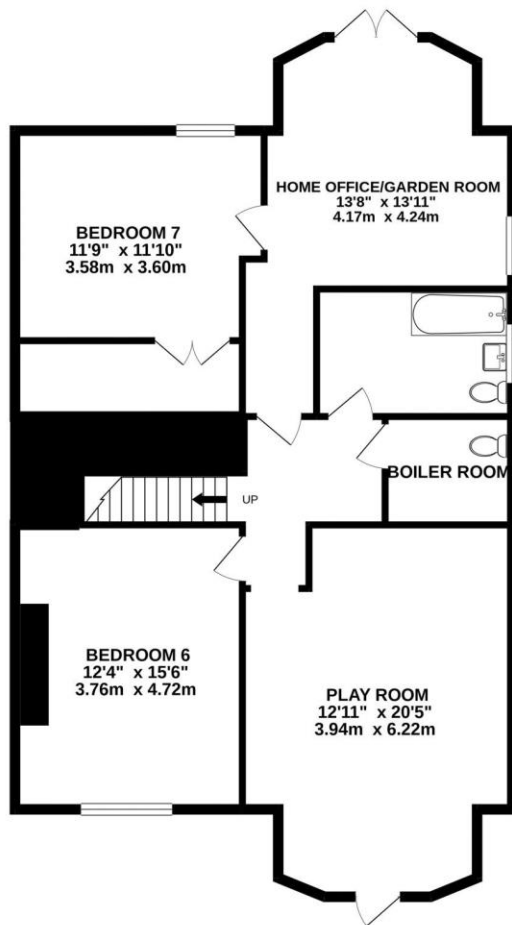


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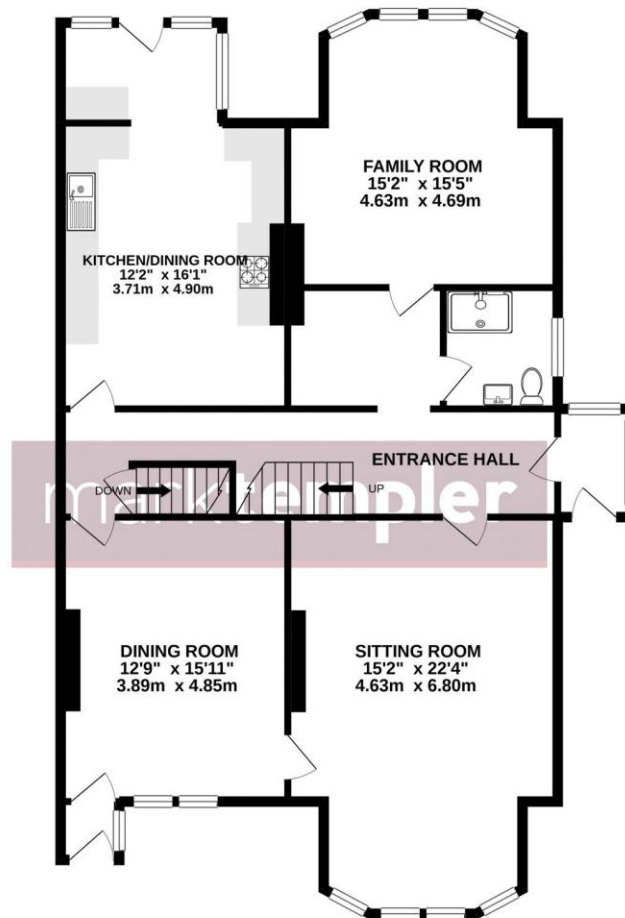




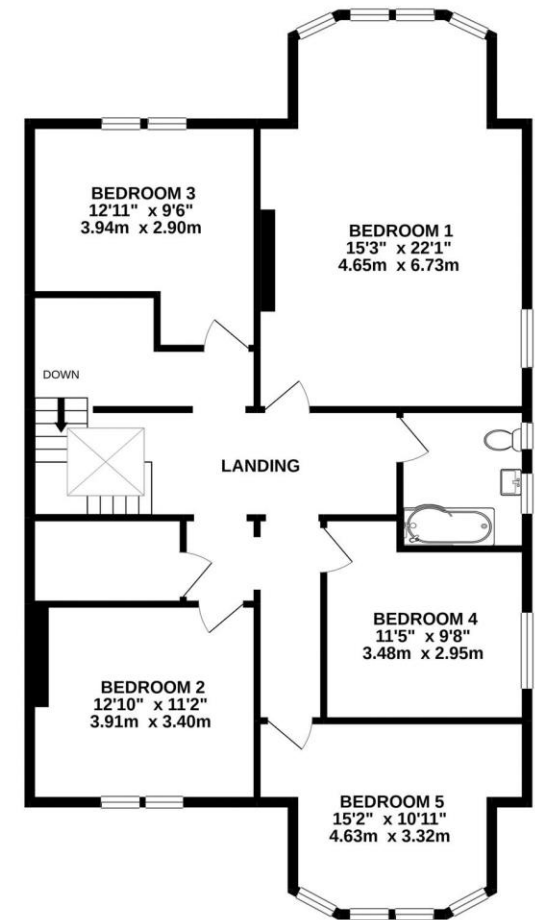
LOWER GROUND FLOOR  
1112 sq.ft. (103.3 sq.m.) approx.



GROUND FLOOR  
1267 sq.ft. (117.7 sq.m.) approx.



FIRST FLOOR  
1189 sq.ft. (110.5 sq.m.) approx.



TOTAL FLOOR AREA : 3568 sq.ft. (331.5 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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