

Old Church Road Clevedon BS21 7XR

Guide Price £695,000

marktemples

RESIDENTIAL SALES





PROPERTY TYPE

Semi Detached house



HOW BIG

2358sqft



BEDROOMS

5



RECEPTION ROOMS

4



BATHROOMS

2



WARMTH

Gas central heating



PARKING

Driveway



OUTSIDE SPACE

Front, side and rear



EPC RATING

D



COUNCIL TAX BAND

E

Constructed in 1909 this elegant Edwardian villa stands in a prominent position close to Clevedon's iconic seafront, Marine Lake and Salthouse Fields - the property offers extensive accommodation of an estimated 2,358 sq ft spread across three principal floors including five/six bedrooms.

A welcoming central entrance hallway creates a grand beginning to this impressive home. To one side of the hall the traditional sitting room is complete with a feature gas fireplace and stunning octagonal bay window, to the rear of the sitting room a cosy snug area provides access via double doors to the garden. On the other side of the hall, the generous bay fronted dining room has been opened up to the adjoining kitchen. The kitchen enjoys a central island, creating a wonderful space to entertain family and friends. From the kitchen an additional living space links to the utility room and provides a lovely outlook to the rear garden.

The first floor landing is another wonderful feature of this beautiful home - running the depth of the property this light and bright area even enjoys access onto a balcony, and links to the modern shower room and three of the double bedrooms. The master bedroom benefits from an en-suite shower room. The second floor provides a further three double rooms which could each be used in a variety of ways either as additional living spaces or bedrooms.

Outside the garden wraps around the property enclosed by a low level stone wall to the front with a number of established shrubs and two pedestrian gates linking to the entrance door and side garden. To the rear, the southerly facing courtyard garden has been predominately laid to composite decking creating a low maintenance garden complete with an irrigation system. A driveway provides off road parking to the rear.

Old Church Road is an tremendously 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.



BEAUTIFUL EDWARDIAN HOME IMMEDIATE TO CLEVEDON'S 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..

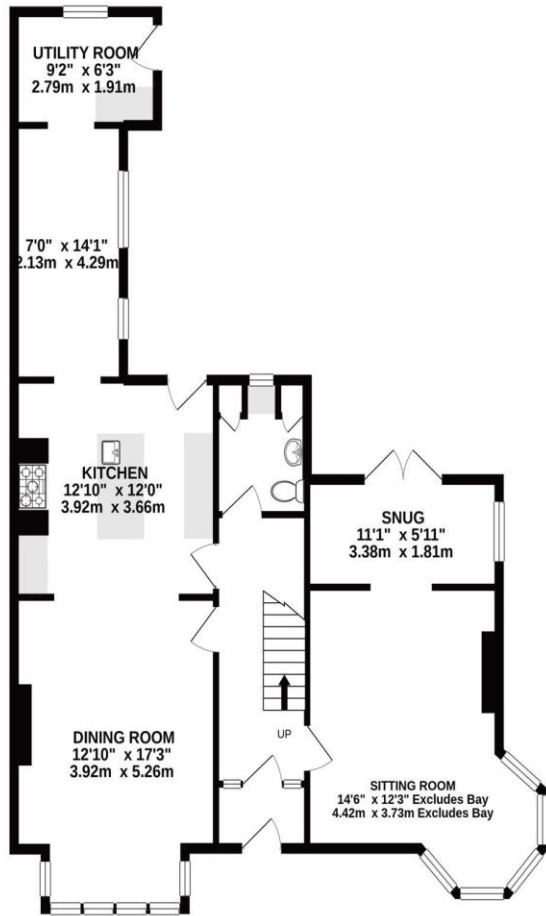


For the latest properties and local news follow
marktempler residential sales, clevedon on:

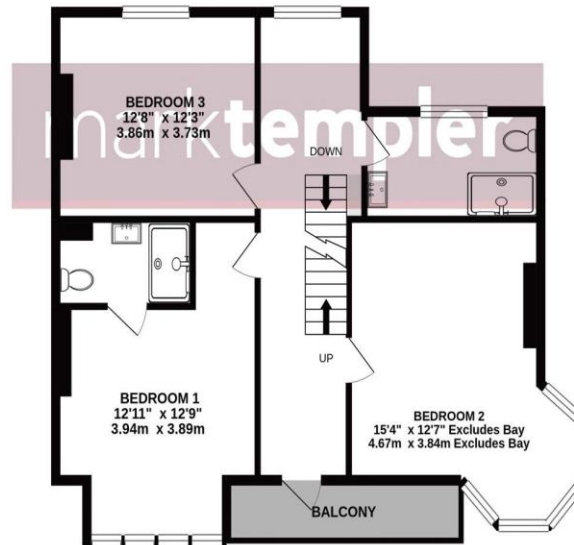




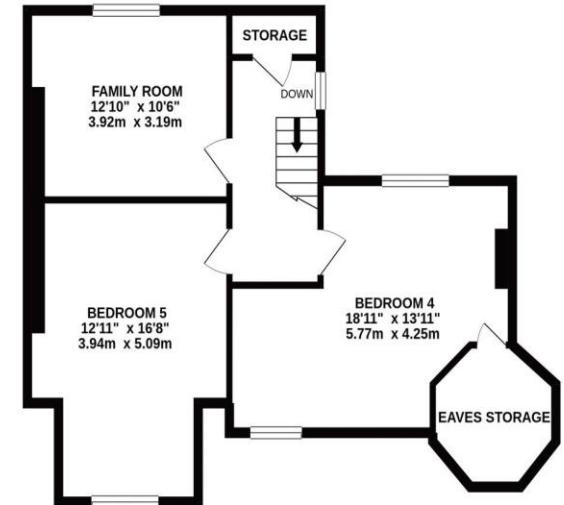
GROUND FLOOR
930 sq.ft. (86.4 sq.m.) approx.



1ST FLOOR
779 sq.ft. (72.4 sq.m.) approx.



2ND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 2358 sq.ft. (219.0 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