

Salisbury Grove Clevedon BS21 7GA

Guide Price £600,000

marktemppler

RESIDENTIAL SALES





PROPERTY TYPE

Terraced House



HOW BIG

1462sqft



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Underfloor heating/radiators and double glazing



PARKING

Driveway and garage



OUTSIDE SPACE

Front and rear



EPC RATING

B



COUNCIL TAX BAND

D

Forming part of the exclusive Clevedon Hall Development created by Spitfire Homes in 2017 and only a stone's throw away from Clevedon's iconic seafront you will find this beautiful three bedroom contemporary home.

The property has been finished to an exceptionally high standard and is the perfect example of modern family living. In brief the flexible accommodation is laid out over two floors. A cedar clad porch leads into the entrance hallway, with solid oak flooring and a glass partition wall, whilst on the other side is a media cupboard and downstairs cloakroom. Leading through from the entrance hall you step into beautifully light and spacious living accommodation with aluminium framed bi-folding doors opening onto the rear garden. The room is currently laid out with a dining area, living room and playroom, an internal door opens into the double garage. The kitchen is off set to the front and is finished to a high standard with Siemens integrated appliances and Corian worktops with glass splash backs. The generous space of the integral garage has been cleverly utilised by the current owners to create a handy utility room, whilst still leaving ample space for parking and the added benefit of an electric up and over door. A modern oak and glazed staircase rises to the first floor landing, providing access to three double bedrooms and a family bathroom. All bedrooms benefit from an ample amount of integrated wardrobe space, whilst bedroom one boasts ensuite facilities and a balcony overlooking the communal green, the perfect space to enjoy a coffee on a lazy Sunday morning. Both the family bathroom and ensuite have been completed with high quality fittings, double shower units and complimentary tiling.

To the front, the property is approached via a block paved driveway leading to off road parking for one, with a pathway connecting to the covered porch. The rear garden is low maintenance and has been predominantly laid to artificial turf. Bi-folding doors create the perfect connection from home to garden leading onto the first of two generous patio areas. The second patio is enclosed by a listed stone wall and is a real suntrap during the summer months, with a seating area and timber pergola adjoining.

Salisbury Grove is set within the beautiful grounds of the ten acre Clevedon Hall Estate, built in 1852 by local architect firm Foster and Wood for Conrad William Finzel the 1st.

The exclusivity and high standard of this gated community means that properties very rarely stay on the market for long, therefore an early viewing is highly recommended.



## EXCLUSIVE GATED DEVELOPMENT FORMING PART OF CLEVEDON HALL GROUNDS

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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.



Up your street..

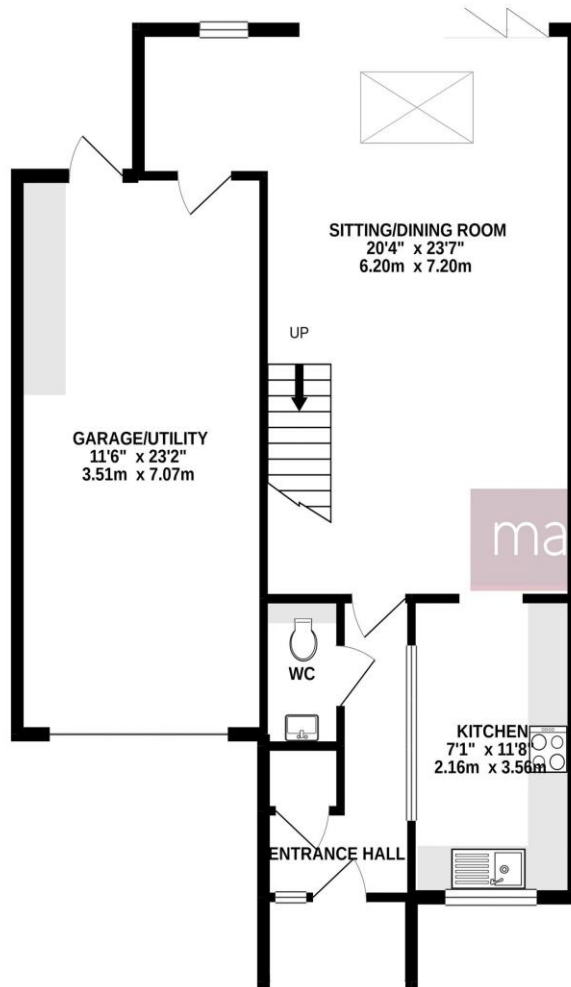


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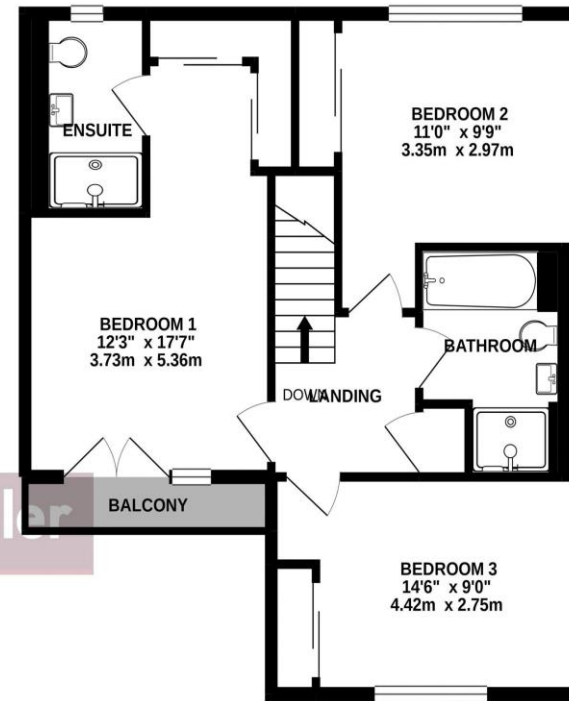




GROUND FLOOR  
849 sq.ft. (78.8 sq.m.) approx.



1ST FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



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TOTAL FLOOR AREA: 1462 sq.ft. (135.8 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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