

marktempler

RESIDENTIAL SALES



Rippleside Road Clevedon BS21 7JX  
Guide Price £625,000

A considerable home in Upper Clevedon



PROPERTY TYPE

Detached house



HOW BIG

1862sqft



BEDROOMS

4



RECEPTION ROOMS

4



BATHROOMS

2



WARMTH

Gas central heating and  
double glazing



PARKING

Driveway and garage



OUTSIDE SPACE

Enclosed garden to rear



EPC RATING

D



COUNCIL TAX BAND

E



## welove

- Substantial detached house
- Four sizeable bedrooms
- Extended to provide four reception rooms
- Two bathrooms and a downstairs cloakroom
- Plentiful driveway and double garage
- Secluded rear gardens



## ownerslove

*"The size of the house and location just brilliant. Plenty of space for a family and is just a short walk to Clevedon Secondary School. We hope the next owners are very happy here."*



## more details

A substantial detached house situated within Upper Clevedon. This four bedroom extended family home is enviously positioned in a pleasant and quiet location. Enjoying an abundance of space throughout, the accommodation begins with a central hallway giving access to a downstairs cloakroom and a large storage cupboard. The extended downstairs provides four reception rooms in total creating a highly flexible layout where you can adapt the use according to your family's needs. The Kitchen is central to the house and subject to building regulation approval, could be opened up to devise a more open plan area. There is also multiple access points to the rear garden plus internal access into the double garage.

The first floor is initiated by a large central landing which enjoys plenty of light and produces entry to all four bedrooms and the family bathroom. The bedrooms consist of three double size rooms and a fourth single room, bedroom two benefits from a shower and basin making it an ideal bedroom for guests.

As you approach the property you are greeted by a generous driveway granting ample parking as well as entrance into the double garage. The rear garden is very well maintained and graciously secluded. There is a patio seating area immediate to the house which then leads to a good patch of lawn that is neatly enclosed by beautiful and mature flower beds borders.

Rippleside Road is among the best of Clevedon. The upper part of the Town has long been the most sought after because you can enjoy the peaceful neighbourhood whilst still being a short journey from Hill Road Shops, Clevedon Town Centre and other leisure attractions such as Clevedon Cricket and Golf clubs.

This property in this location is simply ideal for a family looking for a long term home.

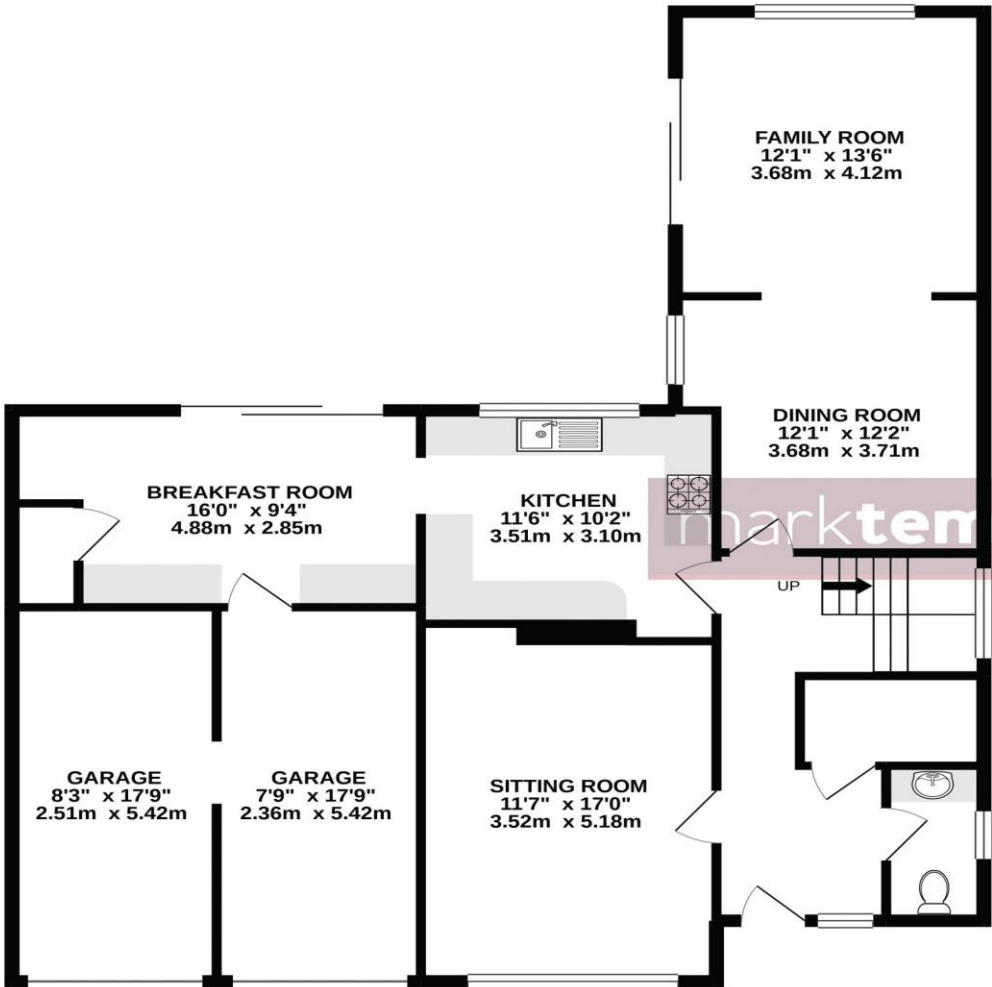


## consider this

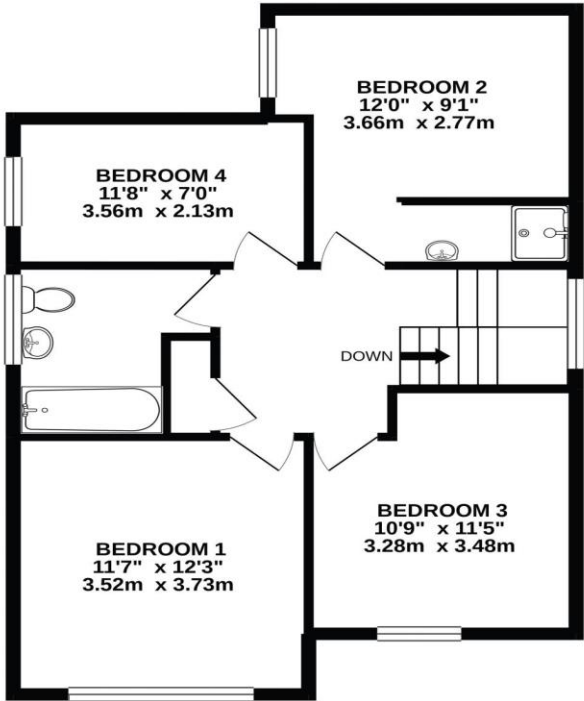
*The property requires some updating but has a great foundation to be a superb family home.*

floorplan

GROUND FLOOR  
1226 sq.ft. (113.9 sq.m.) approx.



1ST FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1862 sq.ft. (173.0 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.  
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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...

- Clevedon Cricket Club
- Woodland walks
- Clevedon Secondary School
- Clevedon Golf Club
- Dial Hill



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