

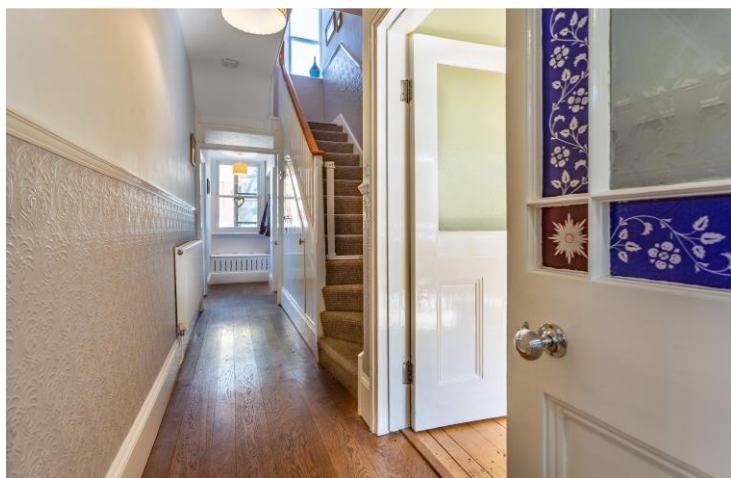
Copse Road Clevedon BS21 7QL

£695,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

Terraced house



HOW BIG

2064sqft



BEDROOMS

5



RECEPTION ROOMS

4



BATHROOMS

2



WARMTH

Gas central heating



PARKING

Parking to rear



OUTSIDE SPACE

Rear



EPC RATING

C



COUNCIL TAX BAND

D

An elegant period home enjoying substantial and extended accommodation in excess of 2,000sq ft - positioned along a tree lined road immediate to Clevedon's iconic Seafront. This beautiful five bedroom property begins with the imposing double fronted facade. Upon entry the impressive features begin right away with a stained glass panel and two original glazed doors, the hallway provides access to all of the principal reception rooms to either side of the hallway. This includes a traditional formal dining room, sitting room and further living room. The hallway eventually leads through into the snug area which benefits from a multi-fuel stove and is open plan to the lavish kitchen/breakfast room. This space has been created with family life in mind the kitchen has been thoughtfully designed and fitted with traditional units with a quality finish and granite worksurfaces, all of which is set off by the vaulted ceiling, exposed beams, Velux skylights and with double doors opening to the garden creates a wonderful space to entertain family and friends. The remaining downstairs space is found to the rear and consists of a utility room, downstairs shower room and a workshop.

The first floor of this tremendous family home offers exceptional bedroom and bathroom room sizes. Four of the five bedrooms are accessed via the staircase from the main hallway, the fifth is found via an independent spiral staircase to the rear which sits within the former stable block. The generous family bathroom comprises a four piece white suite. Throughout the entire property the overwhelming original features have been carefully retained to include floorboards, fireplaces, cornicing and sash windows - everything you would want from a home like this.

The property is approached from the pavement to the front but there is access to parking via a lane at the rear of the property. There is a simply delightful walled, sunny and private garden to the back which is accessed via double doors from the kitchen. The garden is designed to be easy to maintain with a spacious patio seating area ideal for al fresco dining. The workshop is accessed via doors from the garden with a set of steps leading to the gate rear access and parking space.

For some time Mid Clevedon has been considered the most sought after location to live. From this position you can enjoy an easy walk to Clevedon Seafront, Clevedon's historic Pier and of course can enjoy the alluring style of living that comes with being on Copse Road.

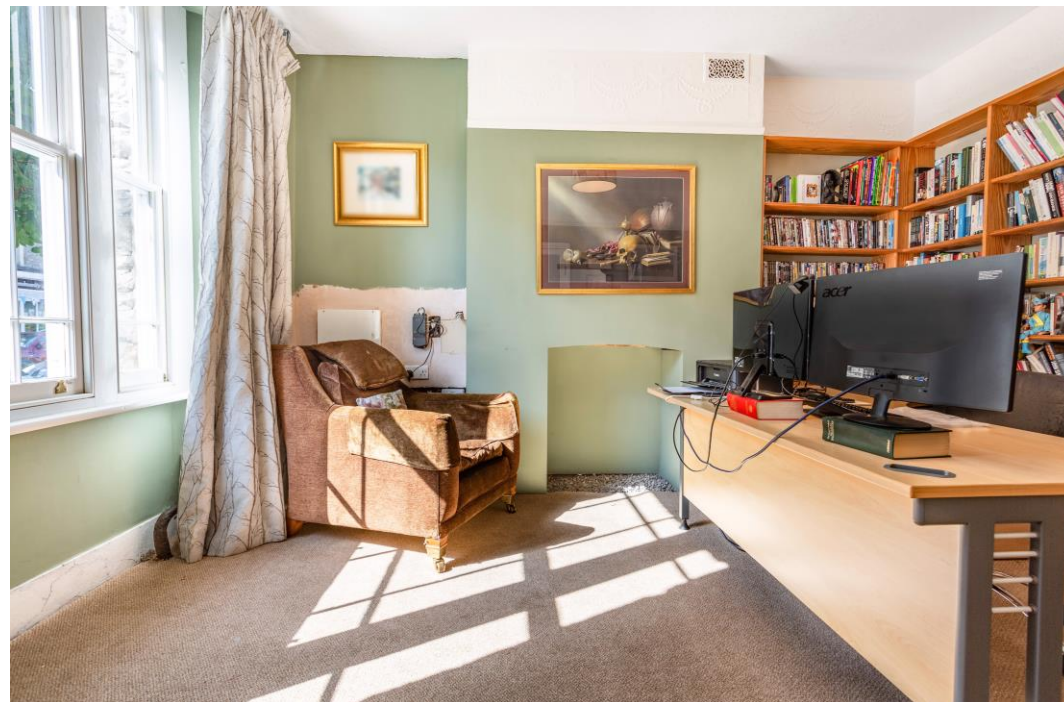
This property is an opportunity not to be missed!







A PROMINENT CHARACTER HOME CLOSE TO CLEVEDON 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..

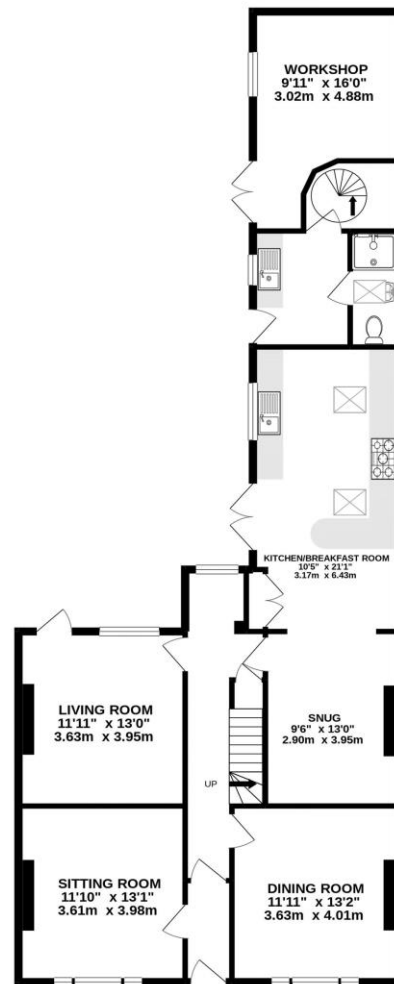


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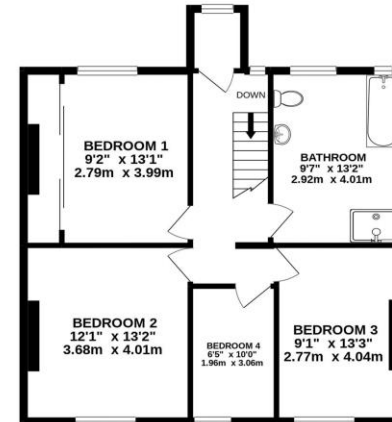
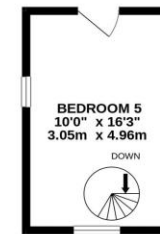




GROUND FLOOR
1187 sq.ft. (110.3 sq.m.) approx.



1ST FLOOR
877 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA : 2064 sq.ft. (191.8 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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