

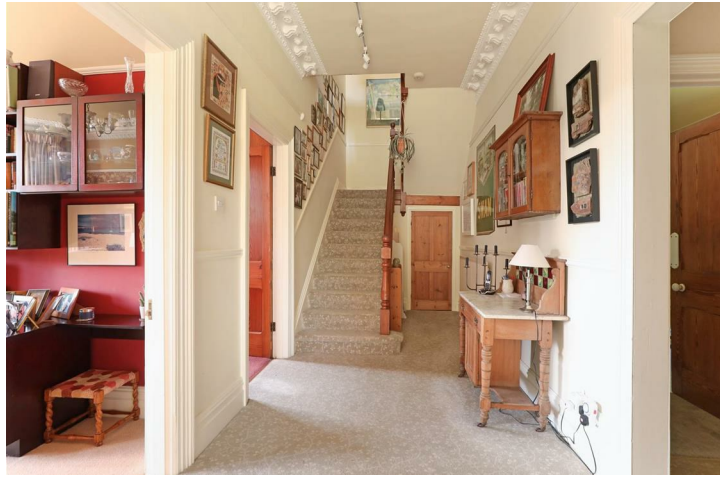
Madeira Road Clevedon BS21 7TJ

£895,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

House - Semi-Detached



HOW BIG

3053.00 sq ft



BEDROOMS

5



RECEPTION ROOMS

4



BATHROOMS

3



WARMTH

Gas central heating



PARKING

Garage and driveway



OUTSIDE SPACE

Front and rear



EPC RATING

D



COUNCIL TAX BAND

G

A magnificent and substantial home filled with endless charm and elegance. This five bedroom Victorian Villa is the perfect house for those looking for the grandeur and period features synonymous with properties from this era. With a vast amount of rooms and space, the accommodation is very flexible and is well suited to a family.

The approach begins with a driveway with space for up to three cars with an adjacent low maintenance front garden. The driveway leads to the recently built detached garage with a separate workshop at the rear.

The initial entrance is via a separate porch opening into the spacious hallway. The ground floor boasts three reception rooms enjoying high ceilings, fireplaces, and original sash windows. The kitchen/breakfast room provides plenty of storage, room for a table, and access to the rear garden. The downstairs then extends beyond the formal living space with an additional family room/games room, office, utility room, and two cloakrooms. The rear part of the property has the potential to become self contained with its own access, lending itself well as a guest house or providing extra income from a short term holiday let or a lodger.

Upstairs, the grandeur and abundance of space of this beautiful home are replicated with a central landing, a total of five very spacious bedrooms plus three bath/shower rooms. The principal bedroom to the front benefits from a pleasant outlook through the bay window which also allows lots of light to stream into the room.

The rear garden has been wonderfully arranged offering a combination of seating areas, flower beds, trees, and a healthy stretch of lawn, bound by a stone wall at the rear. It's a garden that can meet the needs of both young and mature families.

Madeira Road is a very popular and convenient location set between the town centre and the seafront. You can take advantage of having almost everything you need within walking distance. It's a relatively quiet road with very little traffic.







A truly elegant period home with classic features and endless space.



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. To do this, we need your full name including titles, dates of births 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.

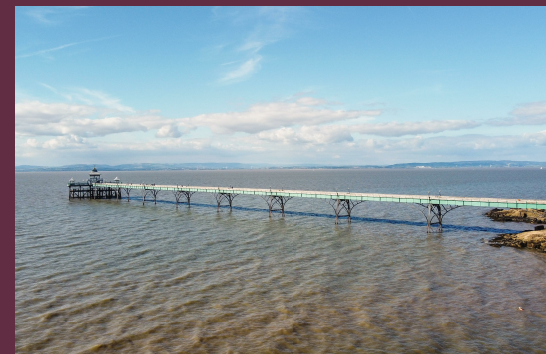
Proof of chain - if you are selling your home with another agent, we will need full details of the agent involved and any linked transactions.

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 £175 + VAT, 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 included



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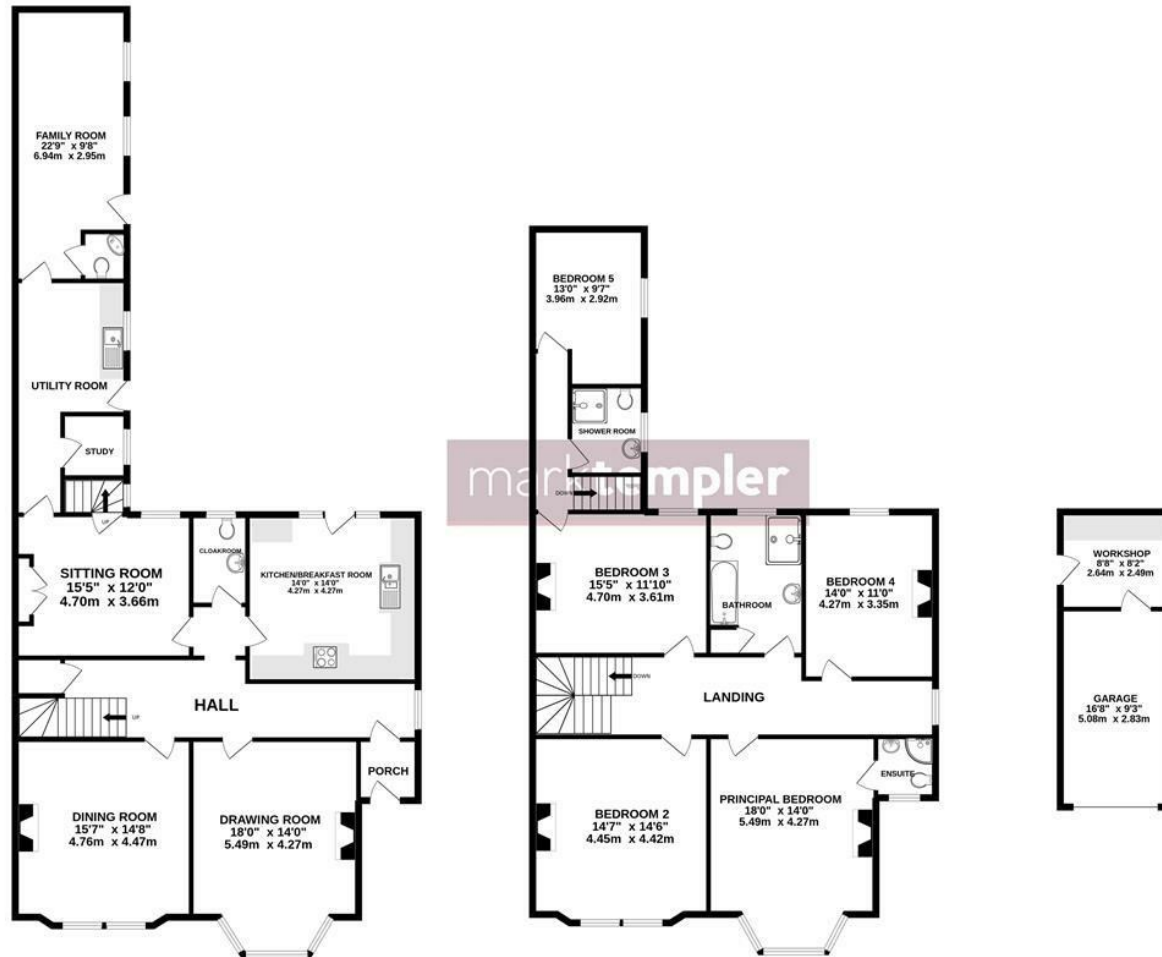




GROUND FLOOR
1506 sq.ft. (139.9 sq.m.) approx.

1ST FLOOR
1317 sq.ft. (122.8 sq.m.) approx.

GARAGE & WORKSHOP
230 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA: 3053 sq.ft. (283.7 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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