

Old Park Road Clevedon BS21 7HT

£1,095,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
House - Detached



HOW BIG
3434.00 sq ft



BEDROOMS
4



RECEPTION ROOMS
4



BATHROOMS
3



WARMTH
Gas Central Heating



PARKING
Driveway & Double Garage



OUTSIDE SPACE
Front, Side & Rear



EPC RATING
E



COUNCIL TAX BAND
G

Nestled away in a quiet backwater within Upper Clevedon, this substantial extended family home enjoys an abundance of accommodation encompassed by beautiful gardens.

The property is first approached via a gated paved driveway declining into the extensive plot. There is ample parking for a number of vehicles in front of the detached double garage. The garage is designed over two floors with space downstairs for car parking and storage, whilst the upper level is presented as an excellent home office or hobby room. The garage has its own gas central heating and electric. There is a second entrance and parking behind the garage.

Stepping inside, the layout begins with a central hallway leading to all rooms. In total, there are 3/4 reception rooms where one of the rooms could also be used as a bedroom if required; plus a separate study, downstairs cloakroom and utility room. The kitchen/breakfast room offers a hub for the home, this spacious room provides plentiful storage & preparation space with granite worktops and a breakfast bar. Integrated Bosch and Neff appliances include a double oven, microwave and dishwasher.

Upstairs, there are four double size bedrooms and a modern family bathroom with a shower over the bath plus additional separate shower room. The principal bedroom stretches the width of the house and has a further en suite shower room. All rooms have eaves storage.

The considerable gardens estimated at a third of an acre, wrap around the property, the majority is lawn with an array of trees and flowers plus a raised patio area holding a summerhouse. From the kitchen is a courtyard ideal to sit and enjoy a morning coffee. The gardens are set down from the road meaning they are very secluded.

The attic provides additional useful space. Fully boarded with both light and power and accessed by a folding ladder stored inside the hatch. There are channel views from the Velux window.

Offered to the market with No Onward Chain.







A substantial family home with beautiful gardens, ample accommodation and a detached double garage.



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



Up your street...

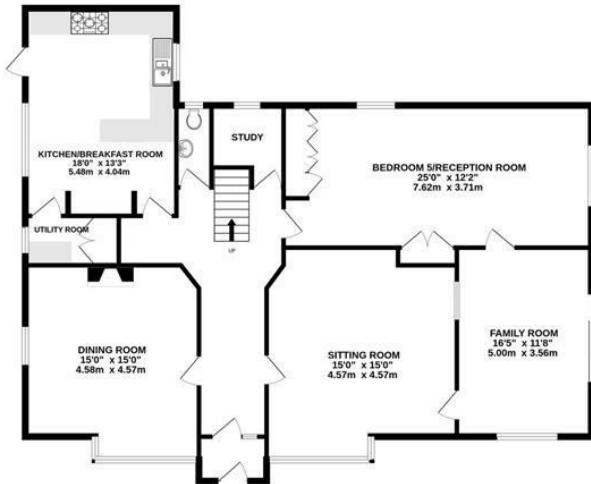


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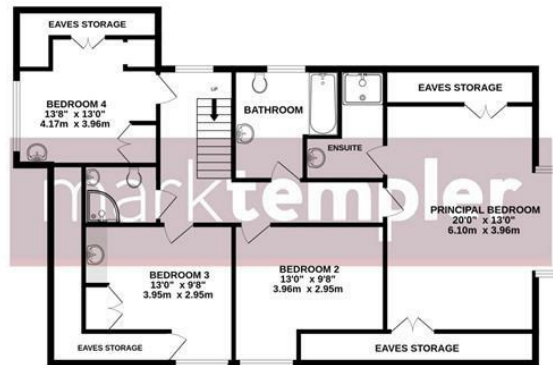




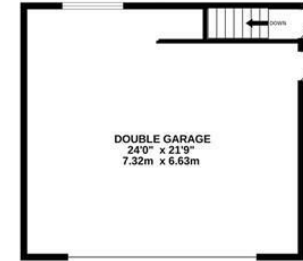
GROUND FLOOR
1563 sq.ft. (145.2 sq.m.) approx.



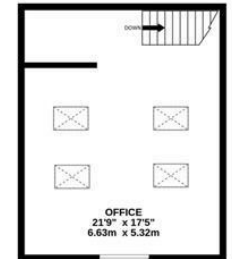
1ST FLOOR
973 sq.ft. (90.4 sq.m.) approx.



DETACHED GARAGE
522 sq.ft. (48.5 sq.m.) approx.



GARAGE FIRST FLOOR
376 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 3434 sq.ft. (319.1 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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