

Hill Road Clevedon BS21 7NE

£685,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
House - Detached



HOW BIG  
1288.00 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
2



BATHROOMS  
2



WARMTH  
Gas Central Heating



PARKING  
Driveway & Double  
Garage



OUTSIDE SPACE  
Front, Side & Rear



EPC RATING  
D



COUNCIL TAX BAND  
F



An exceptional family home, designed over four floors and situated in an elevated position above Herbert Gardens and just a short walk to Hill Road shops, restaurants and cafes. The property has a series of external steps leading to the entrance but it's worth it for the view.

Boasting four well-proportioned bedrooms, including a principal bedroom with en suite, this property offers ample space for a growing family. The attractive modern kitchen is perfect for novice or experienced chefs, while the bright sitting room with fireplace and separate dining room provide ample space for entertaining guests. The utility room with storage space is a practical addition to the home.

Enjoying a fabulous outlook across Mid Clevedon, this property also benefits from parking and a double garage, as well as easily accessed and substantial under-house storage space. The reasonably low maintenance gardens to the front, side and rear of the property are perfect for those who enjoy spending time outdoors. For those who don't mind a bit of a climb, the back garden stretches up the cliff edge via stone steps eventually taking you to a secluded spot above the house with views across rooftops with the Bristol Channel beyond.

Located just a short walk from Hill Road shops, restaurants and cafes, this property is ideally situated for those who enjoy a bit of hustle and bustle. The Clevedon Seafront is also just an easy stroll away, providing the perfect opportunity for a leisurely walk or a day out with the family.

Overall, this prominent family home is a must-see for those seeking a spacious property with an interesting design, found in a sought-after location.



A prominent family home located in a fantastic location close to shops, restaurants and cafes.



#### 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 within any quotes provided by the named companies.





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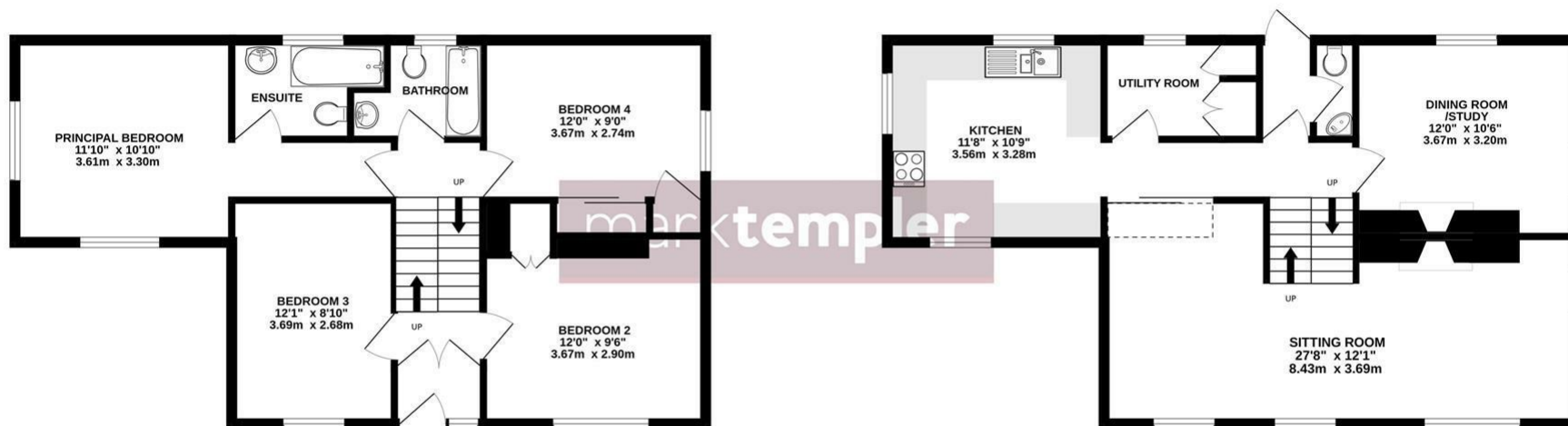






GROUND/1ST FLOOR  
652 sq.ft. (60.6 sq.m.) approx.

2ND/3RD FLOOR  
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1288 sq.ft. (119.7 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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