

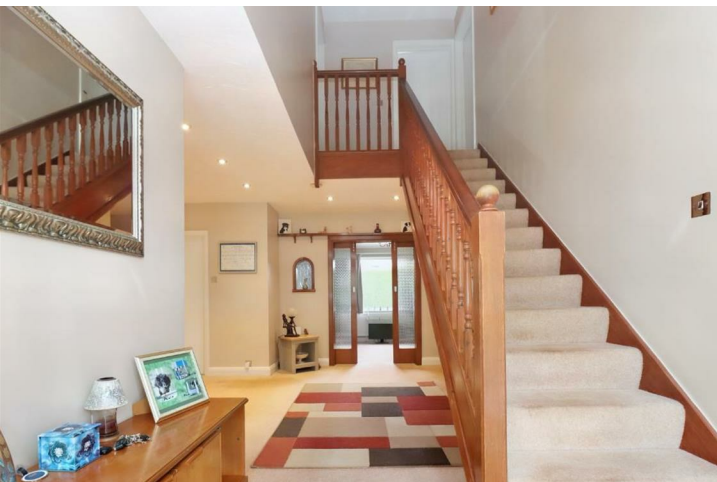
Old Park Road Clevedon BS21 7HT

£850,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
House - Detached



HOW BIG
2110.00 sq ft



BEDROOMS
4



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
Gas Central Heating



PARKING
Driveway & Garage



OUTSIDE SPACE
Front & Rear



EPC RATING
D



COUNCIL TAX BAND
F

A substantial detached family home, nestled along a private road in the peaceful Upper Clevedon area. Boasting four double size bedrooms, this property offers ample space for a growing family or those seeking additional room for guests. With the potential for dual occupancy, this home offers flexibility and versatility to suit various living arrangements.

Step inside to discover a well-presented interior, complete with ample built-in storage throughout. The extensive downstairs accommodation includes a spacious hallway, sitting room, separate dining room as well as two of the four double bedrooms. The stylish kitchen is a highlight, featuring modern finishes and offering plenty of space for a breakfast table, perfect for casual dining or entertaining guests. Two bathrooms are already in place, with the potential for a third upstairs to replace the utility room if desired. The upstairs lends itself well to dual occupation for elderly relatives or to give teenagers a hideaway. Additionally, the longer than average integral garage provides secure parking and extra storage space.

Outside, the beautifully manicured gardens to both the front and rear of the property create a serene and inviting atmosphere. The long driveway allows for plenty of parking, accommodating multiple vehicles. Surrounded by woodland, this home offers a tranquil setting, ideal for those seeking a peaceful location. Dial Hill and Clevedon Cricket Club are just a short walk away, providing opportunities for outdoor activities and leisurely strolls.



A deceptively spacious family home with beautiful gardens, found in a peaceful location.



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.

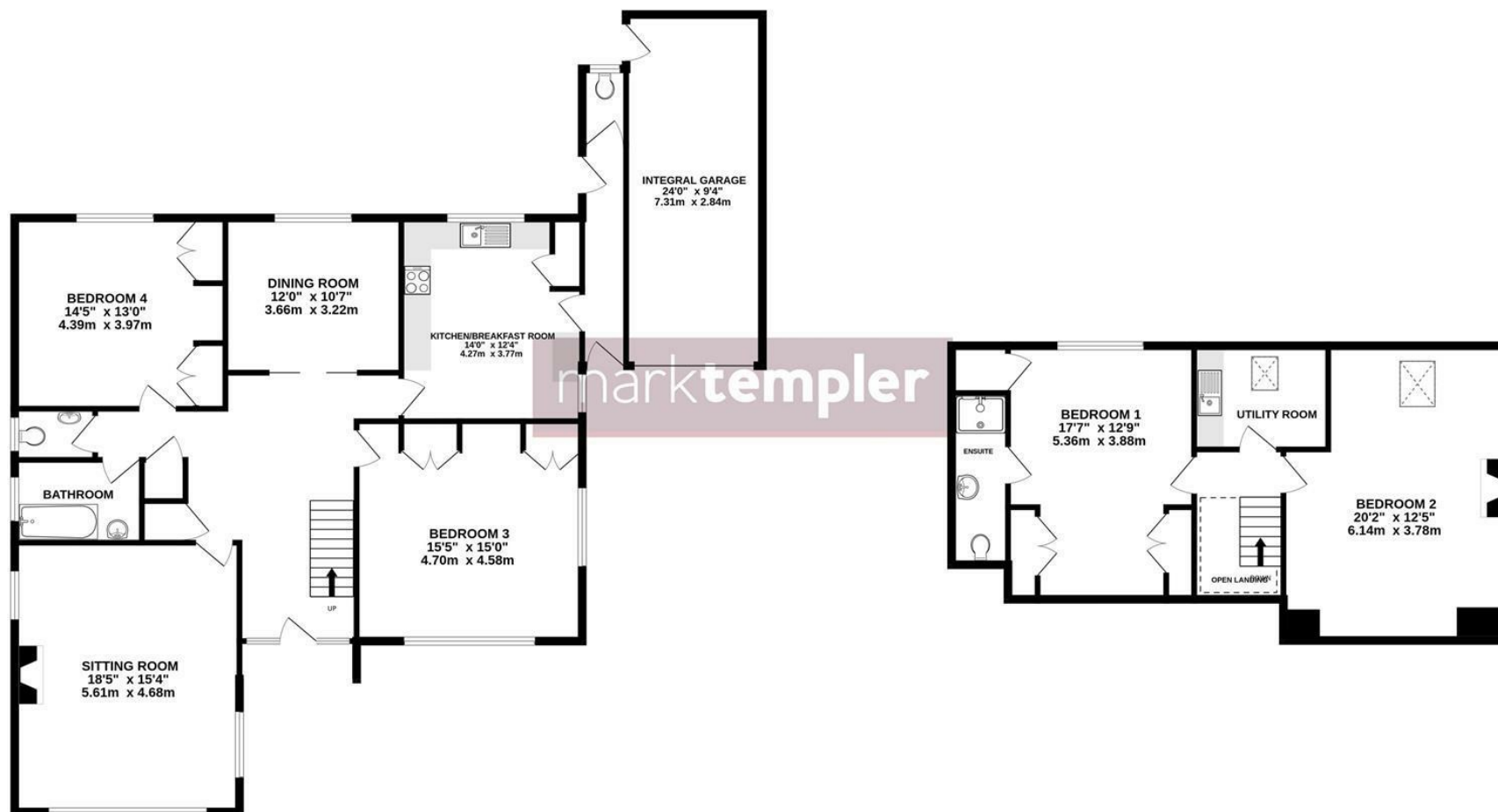


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TOTAL FLOOR AREA : 2110sq.ft. (196.0 sq.m.) approx.

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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