

Old Church Road Clevedon BS21 7XP











£650,000

marktempler

RESIDENTIAL SALES





 PROPERTY TYPE House - Semi-Detached	 HOW BIG 1805.00 sq ft
 BEDROOMS 6	 RECEPTION ROOMS 2
 BATHROOMS 2	 WARMTH Gas Central Heating
 PARKING On Street	 OUTSIDE SPACE Beautiful Rear Courtyard
 EPC RATING E	 COUNCIL TAX BAND E

This attractive semi detached Edwardian home was constructed in 1910 - clearly inspired by Victorian architecture the property boasts many period features which are synonymous with the design of the time. Home to the current family owners for the last 30 years the property has been updated and modernised with the most recent addition, a beautiful modern family kitchen/dining room which blurs the lines between contemporary living and the period style.

On first approach the house is set behind a low level stone wall with pedestrian gate opening to the entrance. Stepping inside, you are immediately greeted by an elegant entrance hallway with stained glass and tiled floor, this connects to the principal reception rooms. The formal drawing room is set to the front with a beautiful bay window and feature open fireplace, a sitting room sits to the rear which creates a cosy warm room for those winter evenings. Completing the ground floor is a cloakroom and the contemporary open plan kitchen/dining room featuring built in appliances and bi-folding doors opening to the garden. The first floor provides three well proportioned double bedrooms, a single bedroom and both a bathroom and shower room. On the upper floor are two further double rooms which could be used as home office or a playroom for the kids.

The rear garden is the creation of the owners - this enclosed private space, although a courtyard in appearance, it is a masterpiece. The walled garden provides the perfect space to entertain family and friends during the summer and with the bi-folding doors, this space becomes an extension of the home. The garden is chock full of flowering plants and perennials.

Set upon Old Church Road the property is at an equidistant point between the towns centre and Clevedon's picturesque seafront. For those with families the Salthouse fields offer plenty of space to kick a ball around and enjoys both play parks and skate parks.

This magnificent home is an opportunity not to be missed.



Enjoying a beautiful family kitchen and dining room which blurs the lines between contemporary living and the period style.



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.



Up your street...

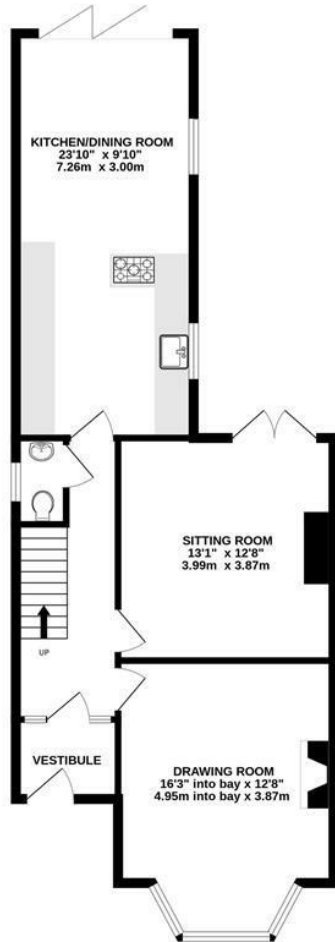


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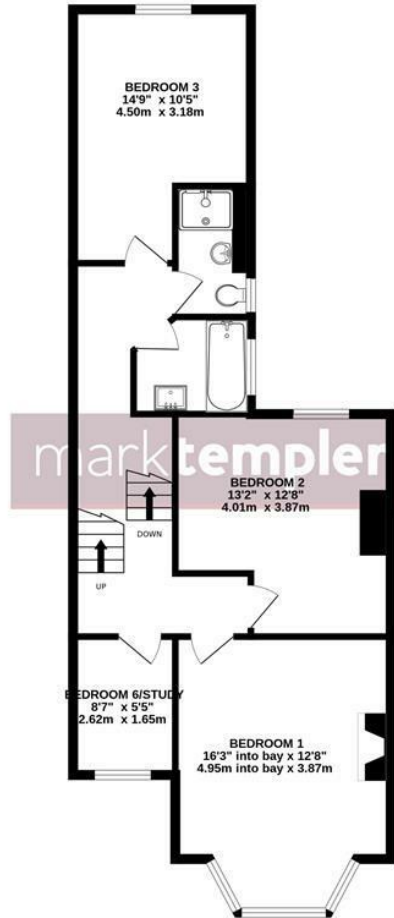




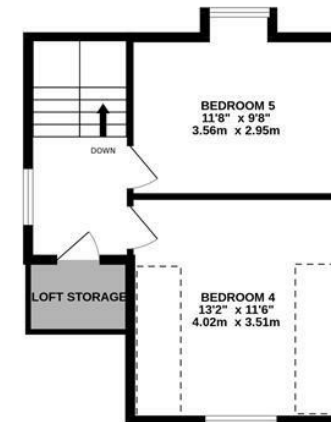
GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR
715 sq.ft. (66.4 sq.m.) approx.



2ND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 1805 sq.ft. (167.7 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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