

Old Park Road Clevedon BS21 7JH

£799,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

House



HOW BIG

1925.00 sq ft



BEDROOMS

4/5



RECEPTION ROOMS

3



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Driveway and Garage



OUTSIDE SPACE

Front, Rear & Balcony



EPC RATING

D



COUNCIL TAX BAND

E

A superb detached home with 4/5 bedrooms, positioned in a secluded spot within Upper Clevedon. Designed over three floors to provide a modern and stylish home ideal for a family. Presented with smart fittings and flexible accommodation, this property offers the perfect blend of comfort and functionality.

As you enter the property, you will be greeted by a bright and welcoming atmosphere throughout. The ground level features an entrance floor with access to a single integral garage with an electric door, a downstairs cloakroom, and the fifth bedroom which could also be used as a home office, playroom, or family room - there is also potential to create a further bathroom as there is already plumbing in place. Moving up to the first floor, you will find a spacious front to back sitting room with a dual aspect, allowing for an abundance of natural light. This room opens onto a generous south-facing balcony, perfect for enjoying the sunshine and taking in the views. Additionally, the first floor offers an L-shaped kitchen/dining room, complete with modern kitchen units and plenty of storage space. The top floor of the property presents four double-sized bedrooms and a stylish bathroom with a separate corner shower.

The landscaped rear garden, accessed from the first floor, is a true outdoor oasis. Thoughtfully designed with a patio area immediate to the house and another at the top of the garden which is connected by a stretch of lawn - this space is perfect for entertaining or simply enjoying time with the family. The garden is also very secluded and has access to the front on either side.

Situated in a private location, the house also overlooks woodland to the front, providing a peaceful and picturesque setting. Despite its quiet location, the property is still within walking distance to the hustle & bustle of Hill Road shops plus Clevedon Secondary School, Clevedon Cricket Club and lovely woodland walks.







An inviting family home found in a secluded spot, offering lots of accommodation and fantastic outside space.

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#### 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...

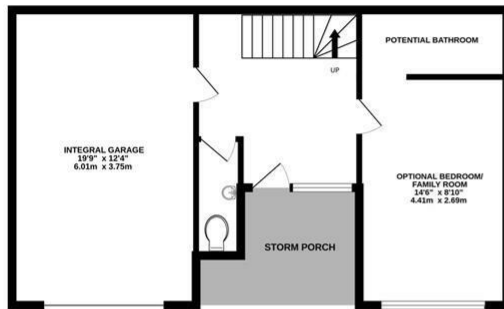


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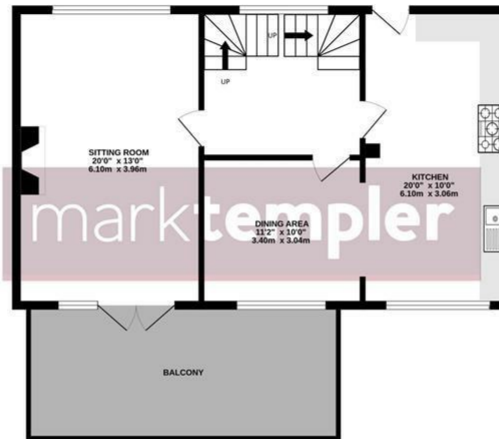




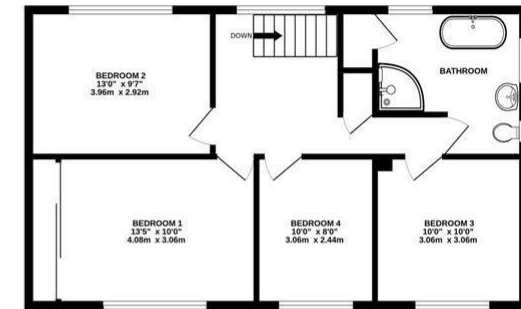
ENTRANCE FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



GARDEN FLOOR  
658 sq.ft. (61.2 sq.m.) approx.



SECOND FLOOR  
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 1925sq.ft. (178.8 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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