

Durbin Park Road Clevedon BS21 7EU

£849,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
House - Detached



HOW BIG  
1581.00 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
3



BATHROOMS  
1



WARMTH  
Gas central heating



PARKING  
Garage and driveway



OUTSIDE SPACE  
Front and rear



EPC RATING  
E



COUNCIL TAX BAND  
F

This attractive double fronted 1950s detached family home is sure to catch your eye. With its cleverly extended and updated accommodation, it offers ample space for modern family life. Situated in a much admired Hillside location, this property enjoys pretty gardens that will make you feel right at home.

As you step into the welcoming entrance hallway, you'll immediately feel the warmth and charm of this home. The sitting room, complete with a cozy fireplace, is the perfect place to relax and unwind. The garden room, with its double doors opening to the patio, allows for seamless indoor-outdoor living and brings in an abundance of natural light. The formal dining room provides an elegant space for hosting dinner parties and special occasions. The heart of this home is the contemporary kitchen/dining room, which features a stylish island and a range. Additional rooms on the ground floor include a utility room, cloakroom, and the attached garage. Upstairs, you'll find a spacious landing leading to the four well-appointed bedrooms, a modern family bathroom, and a separate WC.

The outdoor spaces of this property are equally impressive. The delightful gardens extend to both the front and rear of the home, showcasing an array of established shrubs, trees, and seasonal interest. Whether you're looking for a peaceful retreat or a place to entertain, these gardens offer the perfect setting. A driveway provides off-road parking. The rear garden features a large patio, ideal for hosting gatherings and enjoying the outdoors.

In summary, this double fronted 1950s family home offers a blend of classic charm and modern updates. With its spacious accommodation, beautiful gardens, and sought-after location, it is the perfect place to create lasting memories with your loved ones. Don't miss the opportunity to make this house your home.



Don't miss the opportunity to make this attractive 1950s detached property your next home.



#### 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...

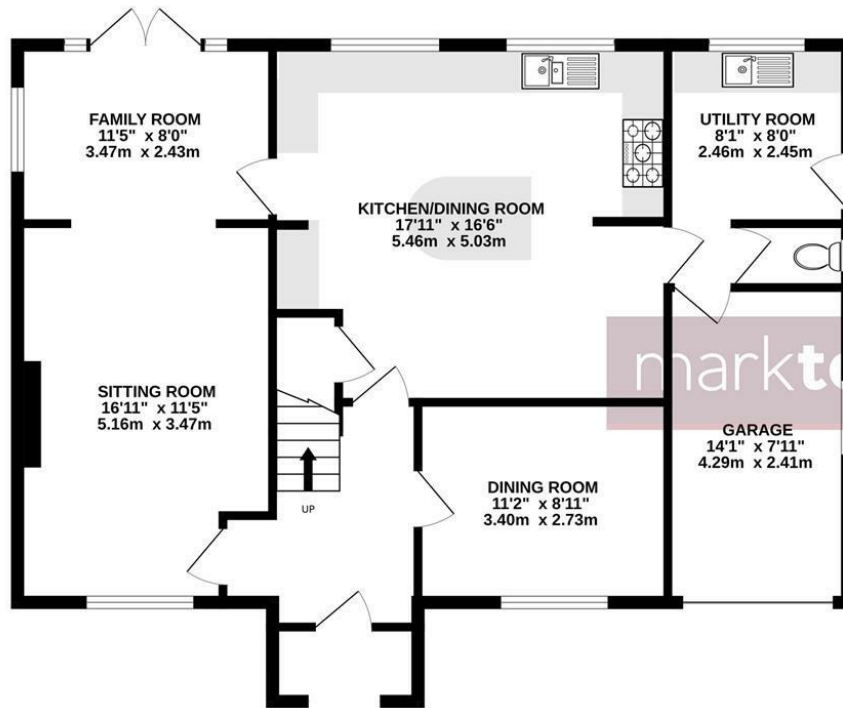


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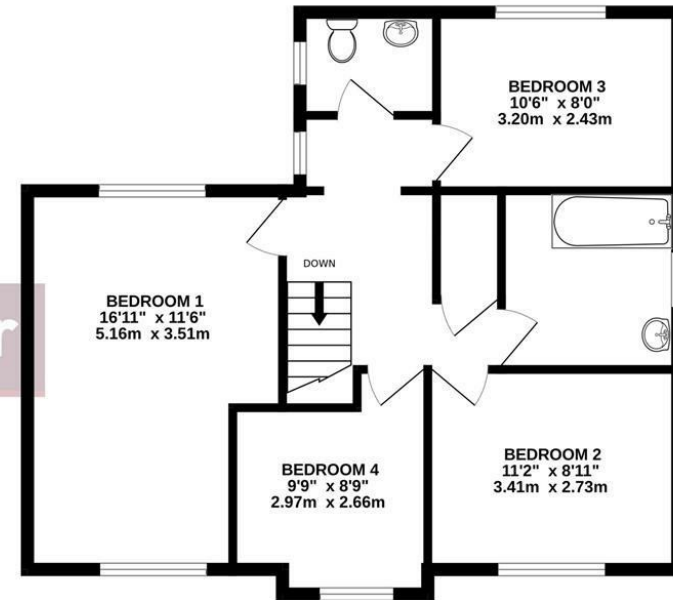




GROUND FLOOR  
947 sq.ft. (88.0 sq.m.) approx.



1ST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1581 sq.ft. (146.9 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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