

Herbert Road Clevedon BS21 7ND

£875,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
House - Terraced



HOW BIG  
2153.00 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
2



BATHROOMS  
3



WARMTH  
Gas central heating



PARKING  
On street



OUTSIDE SPACE  
Front and rear



EPC RATING  
D



COUNCIL TAX BAND  
F

A beautiful Victorian home that has recently been renovated with a sympathetic touch, blending modern living with period charm. Situated in a superb location, this grand property overlooks the picturesque Victorian parklands of Herbert Gardens, complete with lawn tennis courts.

Spread over four floors, the accommodation is both spacious and luxurious. The welcoming entrance hallway leads to an open plan kitchen, dining and family room, perfect for entertaining guests. The kitchen boasts a gas Aga, island unit, woodblock worktops and double glazed doors to the garden, making it a chef's dream. A modern utility room and cloakroom complete the ground floor. Moving upstairs to the first floor, you will find a large sitting room with a feature open fireplace, perfect for cozy evenings with family and friends. The luxury family bathroom with both a freestanding bath and walk-in shower enclosure is a haven of relaxation. The first of four double bedrooms is also located on this floor. The upper floor houses the remaining three bedrooms, along with an en-suite bathroom and a second shower room, providing ample space for a growing family. The final floor of this home is the basement, which provides a versatile room that could be used as a playroom, home office or cinema room, catering to all your entertainment needs.

The front and rear gardens have been lovingly landscaped and feature an array of established shrubs, providing a serene environment to unwind. The rear garden boasts a timber deck, perfect for entertaining, while the lower garden is laid to patio with two stone out houses and space for a vegetable garden.

Located on Herbert Road, this property is just around the corner from the delights of Hill Road, with its boutique-style shops, bars, restaurants and Sainsbury's Local, providing easy access to all your daily needs. It's a convenient yet quiet location, making it the perfect place to call home.







This stunning Victorian home boasts a prime location, with the charming Hill Road just steps away and scenic parkland right across the street.



#### 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.

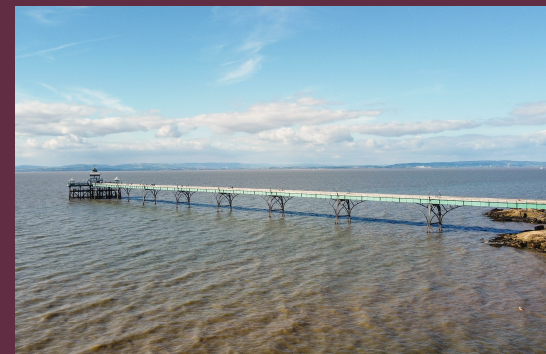
**Proof of chain** - if you are selling your home with another agent, we will need full details of the agent involved and any linked transactions.

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...

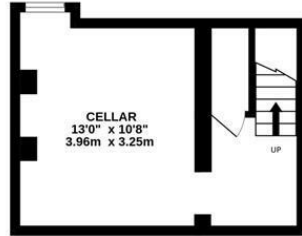


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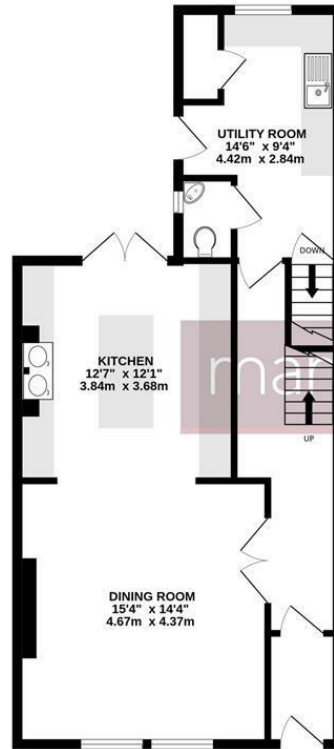


**BASEMENT**  
194 sq.ft. (18.0 sq.m.) approx.



**CELLAR**  
13'0" x 10'8"  
3.96m x 3.25m

**GROUND FLOOR**  
652 sq.ft. (60.6 sq.m.) approx.

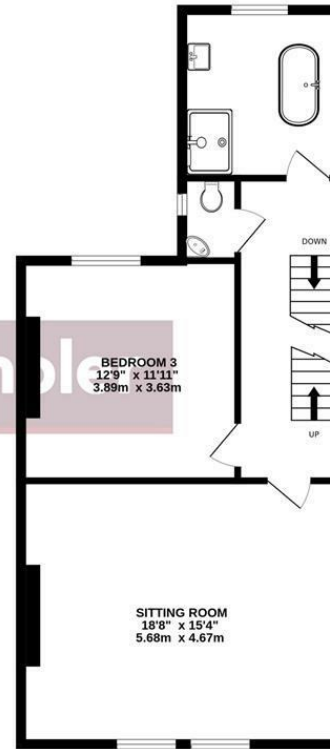


**UTILITY ROOM**  
14'6" x 9'4"  
4.42m x 2.84m

**KITCHEN**  
12'7" x 12'1"  
3.84m x 3.68m

**DINING ROOM**  
15'4" x 14'4"  
4.67m x 4.37m

**FIRST FLOOR**  
649 sq.ft. (60.3 sq.m.) approx.



**BEDROOM 3**  
12'9" x 11'11"  
3.89m x 3.63m

**SITTING ROOM**  
18'8" x 15'4"  
5.68m x 4.67m

**SECOND FLOOR**  
659 sq.ft. (61.2 sq.m.) approx.



**BEDROOM 4**  
9'7" x 9'3"  
2.92m x 2.82m

**BEDROOM 2**  
12'8" x 11'4"  
3.86m x 3.45m

**BEDROOM 1**  
18'9" x 10'8"  
5.72m x 3.25m

**TOTAL FLOOR AREA : 2153 sq.ft. (200.0 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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