

Marine Place Clevedon BS21 7FX

£950,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

House



HOW BIG

1630.00 sq ft



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Under floor heating



PARKING

Two allocated spaces



OUTSIDE SPACE

Balcony, terrace and deck



EPC RATING

B



COUNCIL TAX BAND

G

A view which is almost impossible to beat - This three bedroom townhouse is without doubt one of the finest example of contemporary design within Clevedon. With the most envious of views, an abundance of accommodation and a supreme standard of finish, this house will leave you speechless.

Built in 2017, when first available on the property market the Marine Place development attracted an overwhelming amount of interest with only nine lucky purchasers able to secure one of these luxury homes. The thoughtful design promotes stunning uninterrupted views over Clevedon's Grade I listed Pier and the Bristol Channel on all floors with triple glazed windows and light paramount to the design.

The entrance level is exclusive to the sitting room and terrace enjoying almost a full wall of glass this room blurs the lines between inside and out. The next level holds the open plan living/kitchen/dining room with direct access onto a balcony. With the high end fittings including Siemens appliances, the kitchen is contemporary, stylish and includes a double oven, microwave oven and an integrated fridge/freezer, wine fridge and dishwasher. The island unit creates an enjoyable entertaining space with pendant lighting overhead meaning there is neat separation between the kitchen and living areas. In addition a utility room to the rear provides additional storage and space for appliances. The next two floors present the bedrooms, all double in size with the familiar aspect across the Bristol Channel. There is a family bathroom on the lower floor serving bedrooms two and three. The principal bedroom suite occupies the entire first floor incorporating a Juliet balcony, walk in wardrobe and luxury en-suite shower room. The fittings overall are exceptional but the bathrooms are particularly second to none, fully tiled with a smart finish there is a feeling of quality in every inch of the property. The townhouse is also highly energy efficient with highly insulated walls and triple glazed windows.

The lower level provides access onto the private terrace, a composite deck with plenty of room to sit, relax and enjoy Clevedon's famous sunsets. From every angle there is an amazing view which is forever changing, whether watching swimmers go by, ships sail past or just the change in weather - you will never become bored of the outlook.

Located a very short walk away from Hill Road, residents will have easy access to boutiques, local shops, bars and restaurants. You can also take a leisurely stroll along the promenade where you can visit a variety of coffee shops and cafe's before continuing towards excellent coastal walks. In summary, the home will not disappoint and simply must be viewed.







A premium home set upon Clevedon's Coastline with breathtaking views



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.

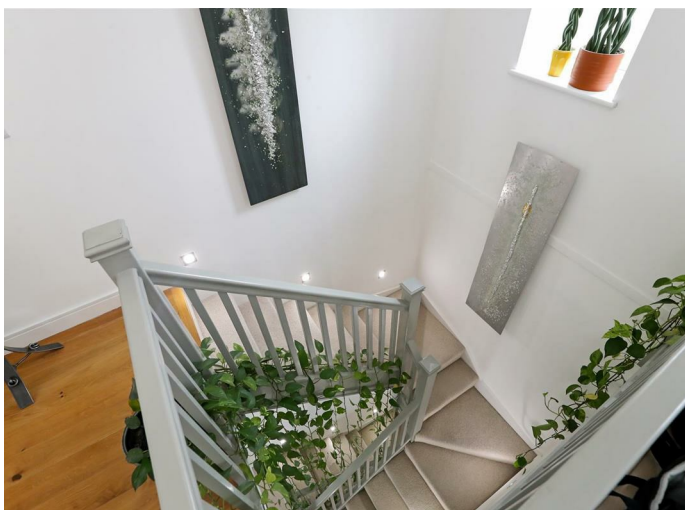
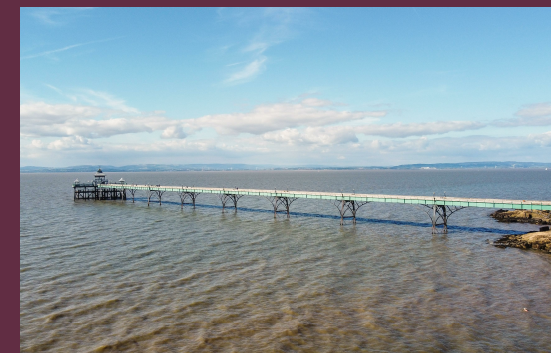
Proof of chain - if you are selling your home with another agent, we will need full details of the agent involved and any linked transactions.

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...

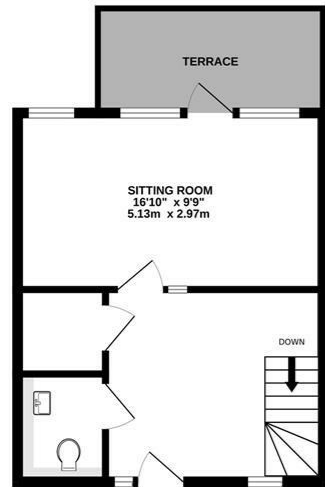


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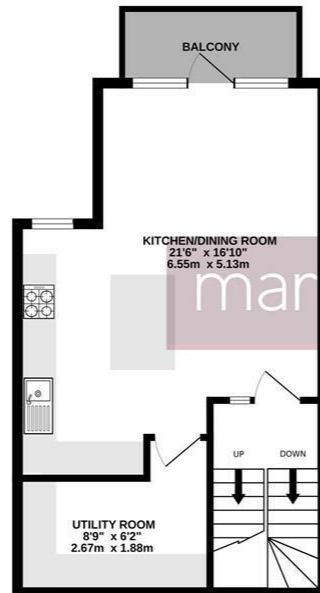




3RD FLOOR (ENTRANCE)
342 sq.ft. (31.8 sq.m.) approx.



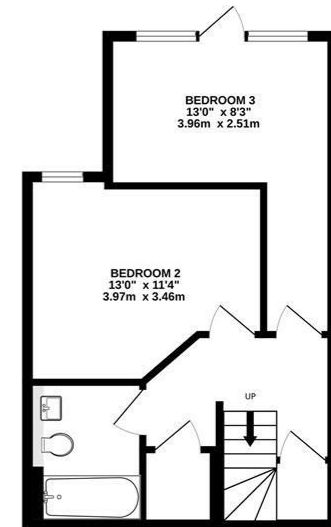
2ND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.3 sq.m.) approx.



GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1630 sq.ft. (151.4 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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