

Walton Road Clevedon BS21 6AW

£695,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
House - Detached



HOW BIG  
1608.00 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
3



BATHROOMS  
2



WARMTH  
Gas central heating



PARKING  
Triple Garage and large  
driveway



OUTSIDE SPACE  
Front and rear



EPC RATING  
D



COUNCIL TAX BAND  
E



Taking great prominence along Walton Road is this charming and substantial period home. Positioned within an extensive exterior plot, this detached residence offers tremendous space inside and out.

When approaching the property at the front, there is pedestrian access to a landscaped front garden, entering the house via the storm porch. Whilst at the rear, there is gated parking for several cars and access to the triple garage.

Upon entrance there is a central hallway providing doorways to the dining room with a circular bay window, cosy sitting room and subsequent garden room, finally with entry to the back garden. The kitchen and breakfast room have been connected to create a fabulous entertaining area for socialising and spending time with the kids. In addition, there is a utility come cloakroom as well as further storage space. Upstairs, you will find three double size bedrooms with further space for wardrobes and drawers and the principal bedroom also enjoying a recently refurbished en suite shower room. There is an abundance of storage both upstairs and downstairs.

The gardens are all very well maintained with the added luxury of a woodland backdrop at the rear. The back garden enjoys different spots for gathering around the firepit or outside dining as well as a good stretch of lawn. At the top of the garden is the parking area and triple garage.

This location offers quick access to Clevedon Secondary School or Clevedon Golf Club. It's within walking distance of Clevedon Town Centre but with the M&S filling station closer by for your daily essentials.



A truly beautiful home with an abundance of space both inside and out as well as a triple garage.



#### 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...



For the latest properties and local news follow Mark Templer Residential Sales, Clevedon on:

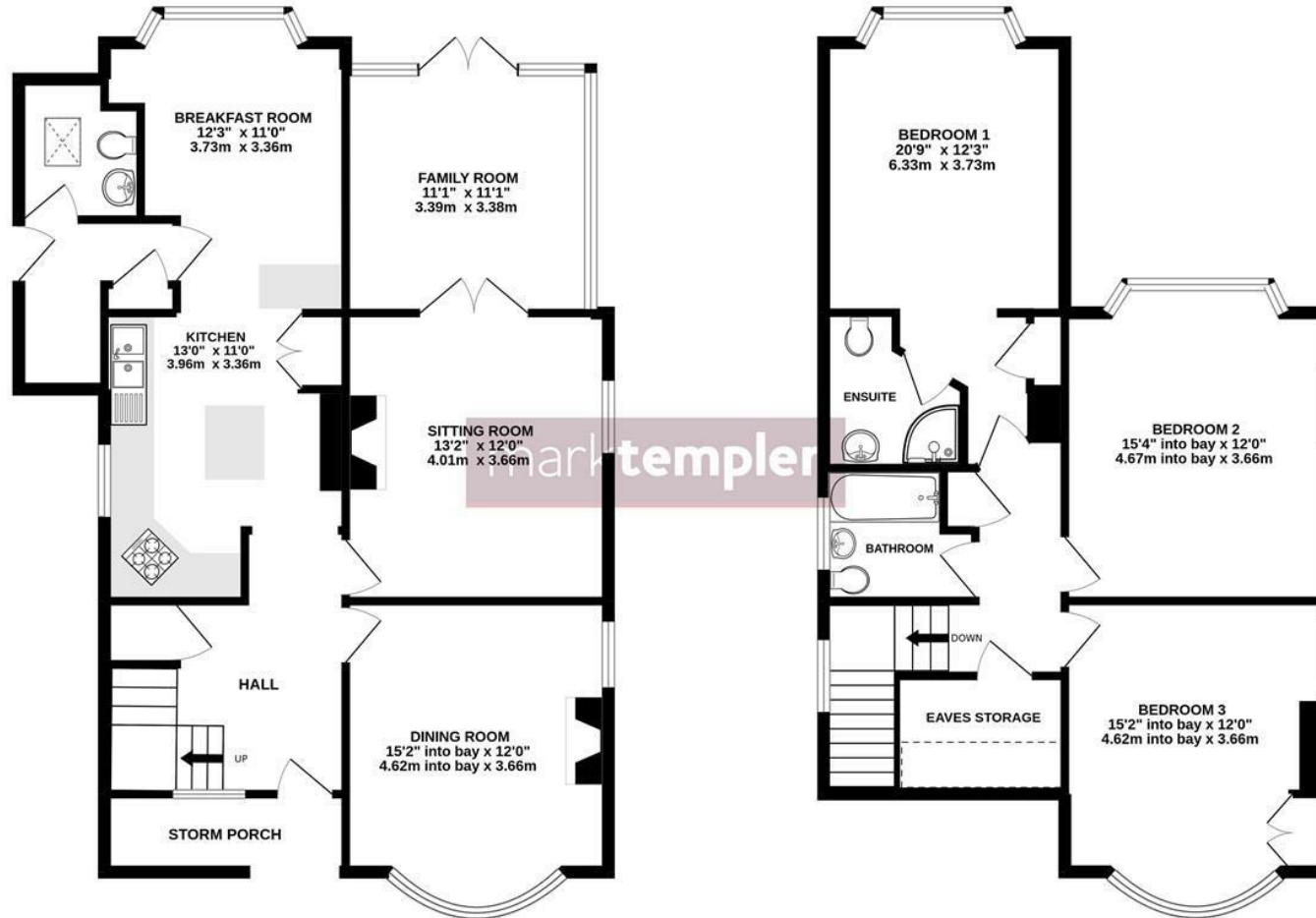






GROUND FLOOR  
904 sq.ft. (84.0 sq.m.) approx.

1ST FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 1608 sq.ft. (149.4 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.  
Made with Metropix ©2022