

Cambridge Road Clevedon BS21 7HE

£895,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

House - Semi-Detached



HOW BIG

2797.00 sq ft



BEDROOMS

5



RECEPTION ROOMS

3



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage and Driveway



OUTSIDE SPACE

Front and Side



EPC RATING

D



COUNCIL TAX BAND

F

A truly wonderful Victorian family home - This elegant property boasts an abundance of spacious and light filled accommodation on three main floors. The house is chock-full of period features, including ornate plasterwork and ceiling roses, shutters, original woodwork, and a beautiful original staircase. Yet the property is also balanced by modern features including gas central heating and double-glazed windows, which help to create a warm and inviting home.

The hall floor offers a generous and welcoming entrance via the glazed vestibule which opens into the hallway with stained-glass double doors leading to all principal rooms. The spacious drawing room is an impressive space, ideal for entertaining family and friends, featuring a bay window and fireplace. A separate formal dining room sits to the rear of the hallway, beyond this is a cloakroom and fitted kitchen with double doors opening to a superb conservatory addition.

On the first floor, the grand staircase leads to a family bathroom and four spacious double bedrooms. Again, the principal room enjoys a magnificent bay window with views across the Bristol Channel towards the Welsh Coast.

Completing the house is the versatile lower ground floor. This could easily be adapted into independent accommodation for a relative or as additional space for a growing family. Currently this floor is arranged as a utility room, family room, double bedroom, and shower room, ideal for visitors and even offers the potential to create an additional income.

The gardens are predominantly to the front and side, a gated and blocked paved driveway provides plenty of off road parking which can also double up as a fantastic patio area for those summer BBQ's. The principal garden sits on the Argyle Road side of the house with a central pond, timber pergolas and lawns. The gardens feature an array of established shrubs and trees, a double garage sits at the end of the driveway.

Cambridge Road is one of Clevedon's most prestigious roads - set within the heart of Upper Clevedon, it's a beautiful location and one that is renowned among local residents.

This truly is a wonderful family home and an opportunity not to be missed.







Elegant Victorian home boasting an abundance of spacious and light filled accommodation on three main floors



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



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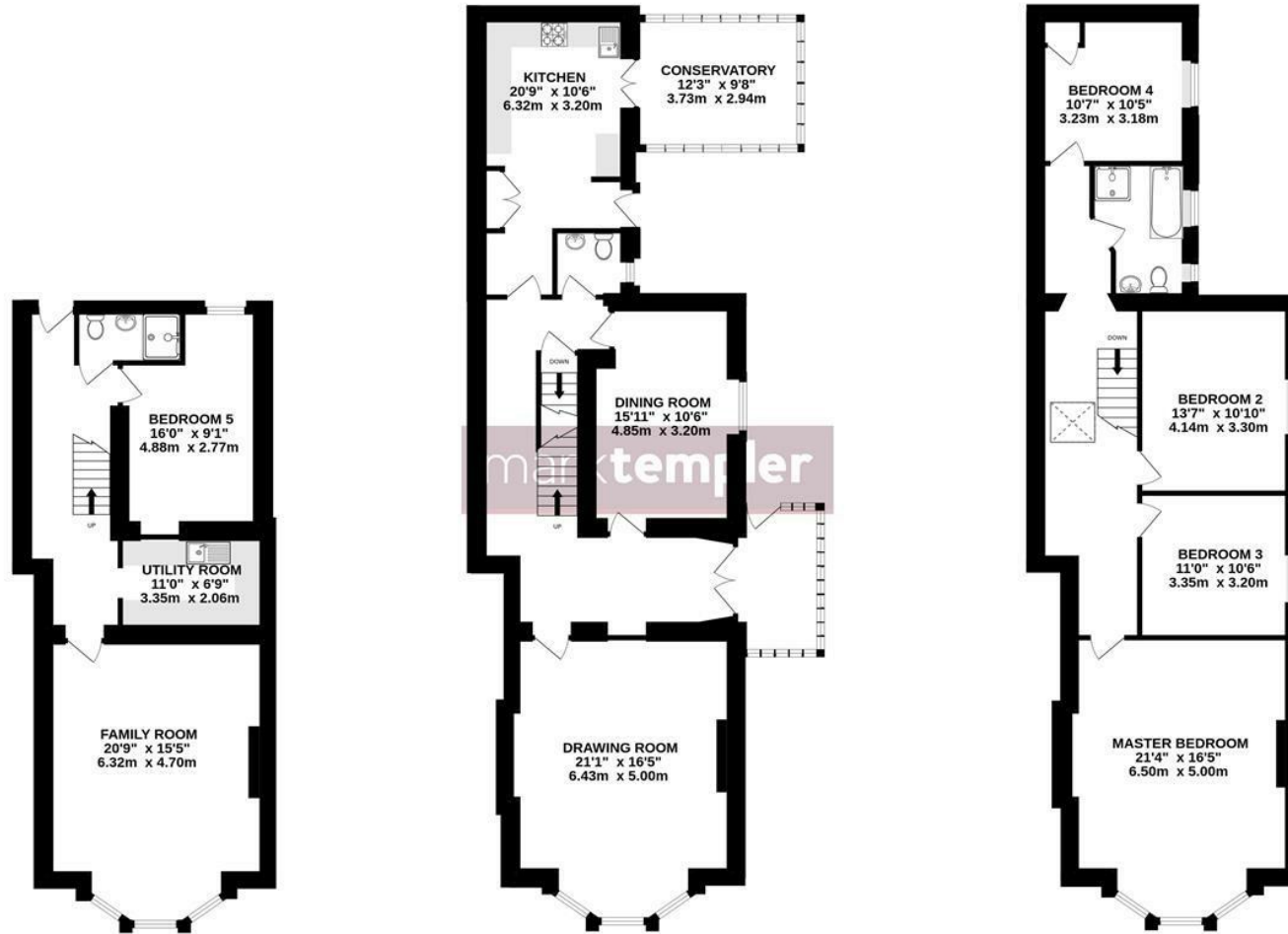




BASEMENT
682 sq.ft. (63.4 sq.m.) approx.

GROUND FLOOR
1132 sq.ft. (105.2 sq.m.) approx.

1ST FLOOR
983 sq.ft. (91.3 sq.m.) approx.



TOTAL FLOOR AREA : 2797 sq.ft. (259.9 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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