

The Avenue Clevedon BS21 7EA

£1,100,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
House - Detached



HOW BIG
2755.00 sq ft



BEDROOMS
5



RECEPTION ROOMS
3



BATHROOMS
2



WARMTH
Gas Central Heating



PARKING
Driveway & Double Garage



OUTSIDE SPACE
Front, Side & Rear



EPC RATING
D



COUNCIL TAX BAND
G

A magnificent family home that offers substantial accommodation and elegant presentation. The property also enjoys an extensive plot and a highly desired location within Upper Clevedon.

As you approach the property, you'll be greeted by an enclosed lawn front garden that leads to the entrance, creating a sense of privacy and exclusivity. At the rear, a gated driveway runs along the rear of the house leading to the double garage, providing ample parking space for your vehicles.

Step inside and be captivated by the spacious entrance hall, setting the tone for the grandeur of this home. On the ground floor, you'll find a convenient downstairs cloakroom. The full-length sitting room boasts multiple aspects and features double doors that open onto the garden, allowing natural light to flood the space. Additionally, there is a separate dining room for formal gatherings and a cosy snug, ideal for relaxation. The modern kitchen offers plentiful cupboards and storage space, while the utility room provides extensive storage for your convenience.

Upstairs, you'll discover five double-sized bedrooms and modern family bathroom, providing ample space for the whole family. There is also a separate study, perfect for those who work from home or need a quiet space for work. The principal bedroom is a true retreat, complete with built-in wardrobes, an en suite bathroom, and an independent shower room. What's more, the principal bedroom also grants access to a lovely balcony that overlooks the gardens and basks in the sun.

The gardens that wrap around the property are meticulously designed, with the main lawn located on the westerly side. Enjoy outdoor living with a patio seating area, perfect for entertaining guests. Additionally, there is a greenhouse for those with green fingers.

Situated in one of Clevedon's finest locations, The Avenue is close to Clevedon Secondary School, Clevedon Golf Club, and just a short distance from Ladye Bay Pebble Beach.







A truly outstanding family home sitting within an extensive plot. The enjoys tremendous space and lots of natural light.



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...



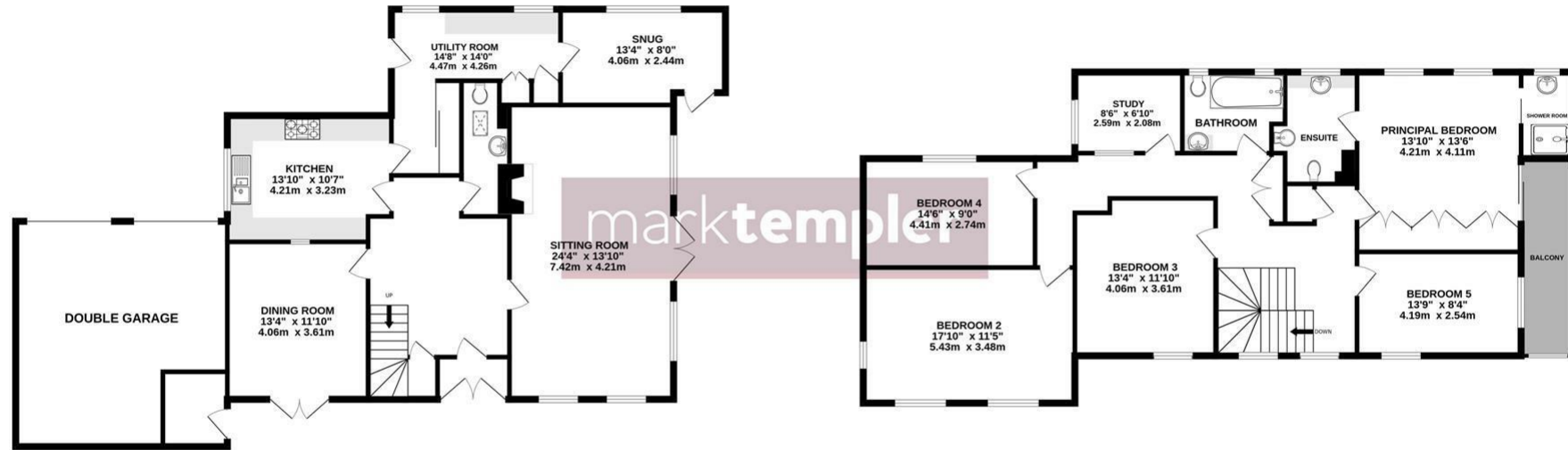
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GROUND FLOOR
1463 sq.ft. (136.0 sq.m.) approx.

1ST FLOOR
1291 sq.ft. (119.9 sq.m.) approx.



TOTAL FLOOR AREA : 2755 sq.ft. (255.9 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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