

Copse Road Clevedon BS21 7QN

£895,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

House



HOW BIG

2960.00 sq ft



BEDROOMS

4



RECEPTION ROOMS

4



BATHROOMS

3



WARMTH

Gas central heating



PARKING

Driveway



OUTSIDE SPACE

Front, side and rear



EPC RATING

E



COUNCIL TAX BAND

F

This stunning Grade II listed Georgian property is located in a highly sought-after area, just a short stroll away from Clevedon's famous seafront and the charming Hill Road. Boasting over 2,900 sq ft of accommodation, this home offers a perfect blend of classic period features and modern amenities. The beautifully fitted kitchen and adjoining orangery constructed by David Salisbury add a touch of contemporary elegance to the property, making it a truly unique and desirable residence.

The exterior of the property is equally impressive, with a perimeter wall providing both security and privacy. The electric gates for vehicular access and separate pedestrian gate ensures exclusivity, while the sunken landscaped garden offers a tranquil retreat with its private seating areas, South-facing veranda, and soothing water feature. The courtyard garden at the rear of the house, along with the elegant sun room/greenhouse, provide additional outdoor spaces for relaxation and enjoyment.

Upon entering the property, you are greeted by a character-filled interior that exudes charm and sophistication. The hall floor features five distinct reception rooms, each with its own unique style, three of which are interconnected to create a spacious and inviting area for entertaining guests. The contemporary kitchen was designed and installed by Timbercraft and is equipped with built in appliances, boiling water tap, Quartz countertops, and a central island, making it a chef's dream. The first floor houses a family bathroom and four generously sized double bedrooms, including a master suite with a luxurious en-suite bathroom fitted by Harry Powell and walk-in wardrobe. With additional space in the loft room and two cellars for storage, this property offers everything a modern family could desire in a home.







With its elegant architecture and period features, this property exudes charm and character



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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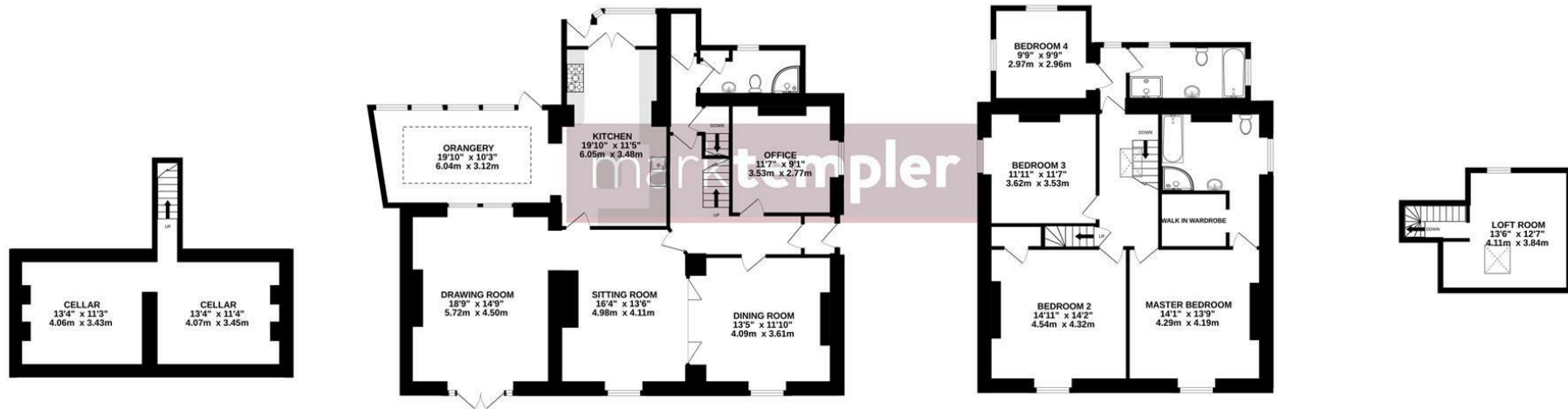


BASEMENT
324 sq.ft. (30.1 sq.m.) approx.

GROUND FLOOR
1459 sq.ft. (135.6 sq.m.) approx.

1ST FLOOR
1001 sq.ft. (93.0 sq.m.) approx.

2ND FLOOR
178 sq.ft. (16.3 sq.m.) approx.



TOTAL FLOOR AREA : 2960 sq.ft. (275.0 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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