

Coleridge Vale Road North Clevedon BS21 6PS

£475,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

House - Semi-Detached



HOW BIG

910.00 sq ft



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Driveway To Front



OUTSIDE SPACE

Front & Rear



EPC RATING

D



COUNCIL TAX BAND

C

This 1930's semi detached home exudes warmth and charm from the moment you step inside. The classic bay front facade and traditional layout give the property a sense of familiarity and character, while the modern updates in the kitchen and dining area add a touch of contemporary design. The attention to detail is evident throughout, making this home the perfect blend of traditional and modern living. As you enter the home, you are greeted by a welcoming porch and hallway that seamlessly connects to the main living spaces. The sitting room is a cosy retreat, featuring exposed floorboards and a decorative picture rail that adds a touch of vintage charm. This room is perfect for relaxing with a book or enjoying quality time with loved ones.

However, the heart of this home lies in the beautifully designed modern kitchen and dining room. The dining area again boasts exposed floorboards, creating a warm and inviting atmosphere. Double doors open up to the enclosed garden, allowing for seamless indoor-outdoor living. The kitchen itself is fitted to a high standard with built-in appliances, Quartz worktops, and tiled flooring. The skylight above floods the space with natural light, creating a bright and airy ambiance that is perfect for entertaining family and friends. Moving upstairs, you will find three well-proportioned bedrooms that offer ample space. The contemporary four-piece bathroom adds a touch of luxury to the home with marble tiles, featuring modern fixtures and fittings.

Outside, the rear garden has been cleverly divided into two areas by well-established planting, a generous patio area and a level lawn, perfect for outdoor dining and entertaining. To the side of the house, there is space for a child's trampoline or play area, ensuring that every member of the family is catered to. Beyond the hedge lies a second lawn and the recent addition of a garden pod. This purpose-built space is fully insulated and features a green roof, making it an ideal space for those working from home or as a teenagers' den. The inclusion of CAT6 wiring ensures that this space is equipped for all modern needs.



Beautifully presented 1930's home which has been thoughtfully updated and modernised to suit the needs of a modern family



#### 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.

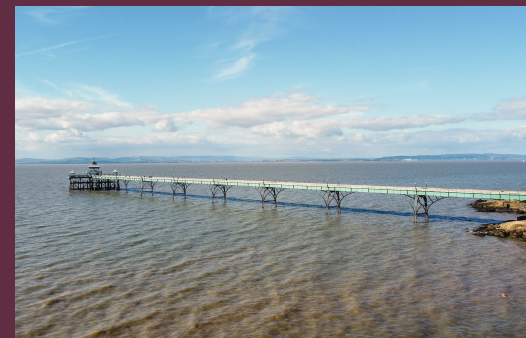
**Proof of funding** - if a mortgage is required, we need to see an up-to-date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash, we will 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...



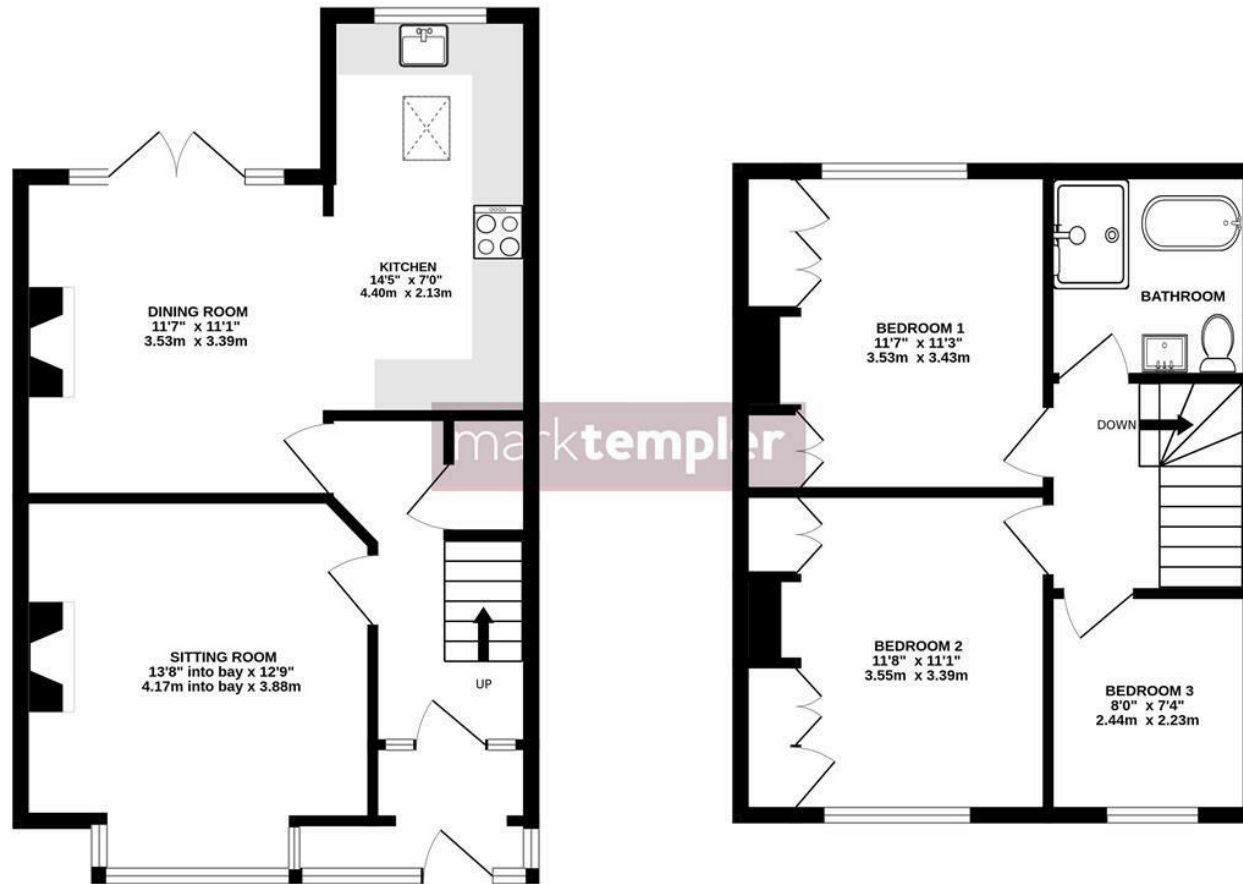
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GROUND FLOOR  
489 sq.ft. (45.5 sq.m.) approx.

1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 910 sq.ft. (84.6 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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