

All Saints Lane Clevedon BS21 6AY

£575,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

House - Semi-Detached



HOW BIG

1227.00 sq ft



BEDROOMS

4



RECEPTION ROOMS

3



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

To The Front



OUTSIDE SPACE

To The Rear



EPC RATING

D



COUNCIL TAX BAND

An exceptional, double fronted period residence which is a picture-perfect family home, exuding endless charm and character. There is an abundance of character features including stone fireplaces, a working log burner, high ceilings, and a stunning stained-glass window.

The property is first approached with parking to the front, bound by a stone wall, adding to its curb appeal and providing convenient parking for residents and guests.

The central hall leads to flexible living accommodation, with an attractive kitchen connecting to the dining room, perfect for entertaining family and friends. There is also a separate utility area within the kitchen. The cosy sitting room is ideal for relaxing evenings in, while an optional additional reception or downstairs bedroom with built-in storage offers versatility. This space also provides access to a cloakroom and double doors opening to the rear garden, seamlessly blending indoor and outdoor living. Upstairs, you will find a central landing leading to four bedrooms and a luxury bathroom with a freestanding bath and separate shower cubicle.

The low maintenance rear garden is laid to chipping with a seating area, perfect for enjoying the outdoors. Additionally, there are two timber outbuildings offering a variety of uses, such as a home office, hobby room, home gym, or simply another space to sit and relax. Located on the outskirts of Clevedon but still within walking distance of the town centre, this property offers excellent transport links via Failand into Bristol city centre or the M5 motorway, making it a convenient and desirable place to call home.



An outstanding family home with an abundance of space and charming period features.



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.

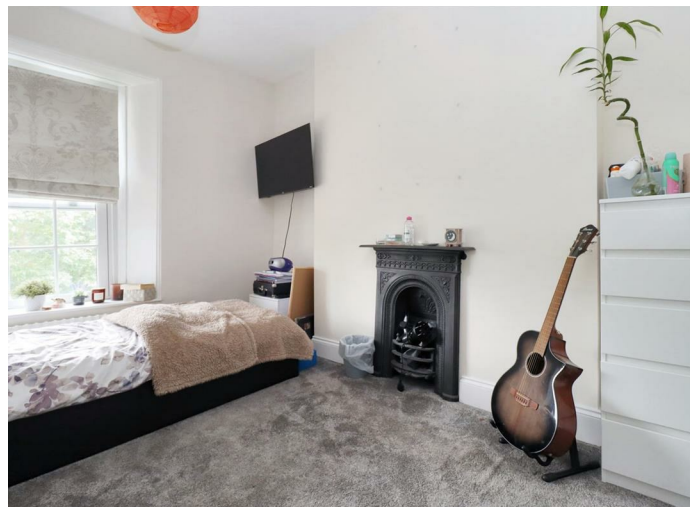
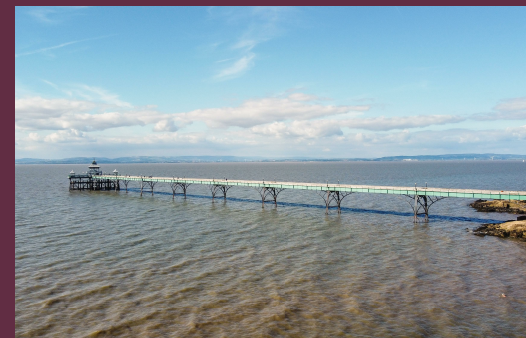
Proof of funding - if a mortgage is required, we need to see an up-to-date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash, we will need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



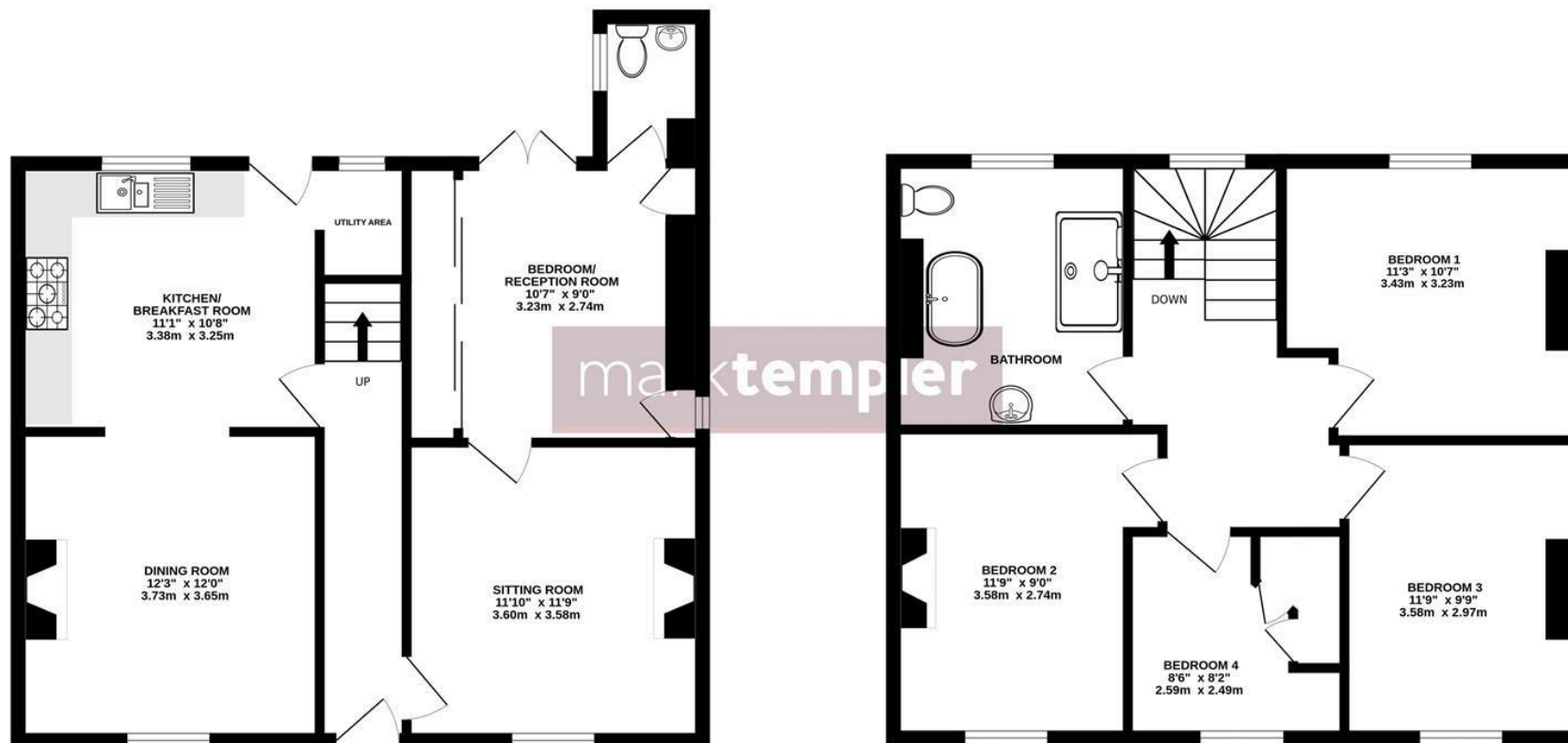
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GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.

1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 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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