

Orme Drive Clevedon BS21 7HD

£750,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
House - Detached



HOW BIG
1540.00 sq ft



BEDROOMS
3



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
Gas Central Heating



PARKING
Driveway & Garage



OUTSIDE SPACE
Front & Rear



EPC RATING
D



COUNCIL TAX BAND
E

Found within the highly desirable upper Clevedon area, this beautifully extended detached house offers an exceptional blend of modern living and practicality. With three bedrooms, two reception rooms, and ample outdoor space, it is the perfect family home for those seeking comfort and convenience.

Upon entry, the welcoming porch leads to a central hallway, complete with a downstairs cloakroom for added convenience. The heart of the home is the bright and spacious sitting/dining room, running the full length of the house and featuring dual aspects and a charming fireplace. Double doors open onto the rear garden, creating a seamless indoor-outdoor living experience. The modern kitchen is fully equipped with appliances and boasts a breakfast bar, ideal for casual dining. Just off the kitchen, a separate utility room offers excellent storage space. For added versatility, the family room can easily be transformed into a fourth bedroom if needed. Upstairs, a central landing leads to two double bedrooms and a further single bedroom. The master bedroom enjoys a stylish en suite shower room. The second bedroom features a separate dressing area, providing additional space and functionality. A modern family bathroom is designed with a corner bath, basin, WC and bidet. The two bathrooms, utility room, hall and porch all enjoy electric underfloor heating.

Outside, the front and rear gardens are relatively easy-to-maintain, the rear garden features a stretch of lawn and raised flower bed borders. There is also a timber shed, a greenhouse, and a bin store. The spacious driveway provides plenty of parking, along with a detached double garage for additional storage or workspace.

This home is ideally located within walking distance of Clevedon Secondary School and close to Clevedon Golf Club, offering a fantastic lifestyle in a highly sought-after area.







A charming detached home in upper Clevedon with three bedrooms, modern amenities,
garden, double garage.



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.

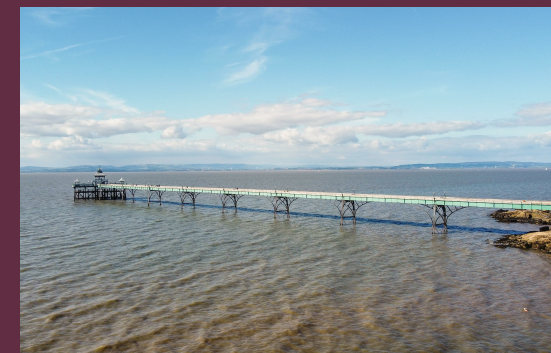
Proof of chain - if you are selling your home with another agent, we will need full details of the agent involved and any linked transactions.

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...

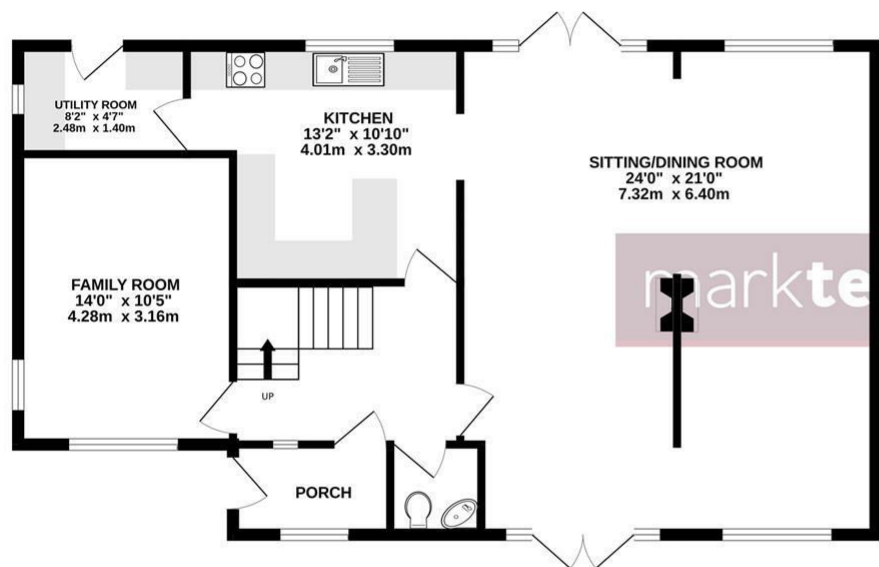


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GROUND FLOOR
929 sq.ft. (86.3 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1540 sq.ft. (143.0 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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