

Kings Road Clevedon BS21 7HA

£649,950

marktempler

RESIDENTIAL SALES





Property Type
House - Detached



How Big
1033.00 sq ft



Bedrooms
4



Reception Rooms
2



Bathrooms
1



Warmth
Gas Central Heating



Parking
Driveway & Garage



Outside
Front & Rear



EPC Rating
C



Council Tax Band
E



Construction
Standard



Tenure
Freehold

Nestled in one of Clevedon's most sought-after locations, this detached home is a true gem. Boasting modern and quality fittings, this property offers both style and practicality. The private garden provides a peaceful retreat, and the home's location in Upper Clevedon is perfect for those looking for a quiet yet convenient spot.

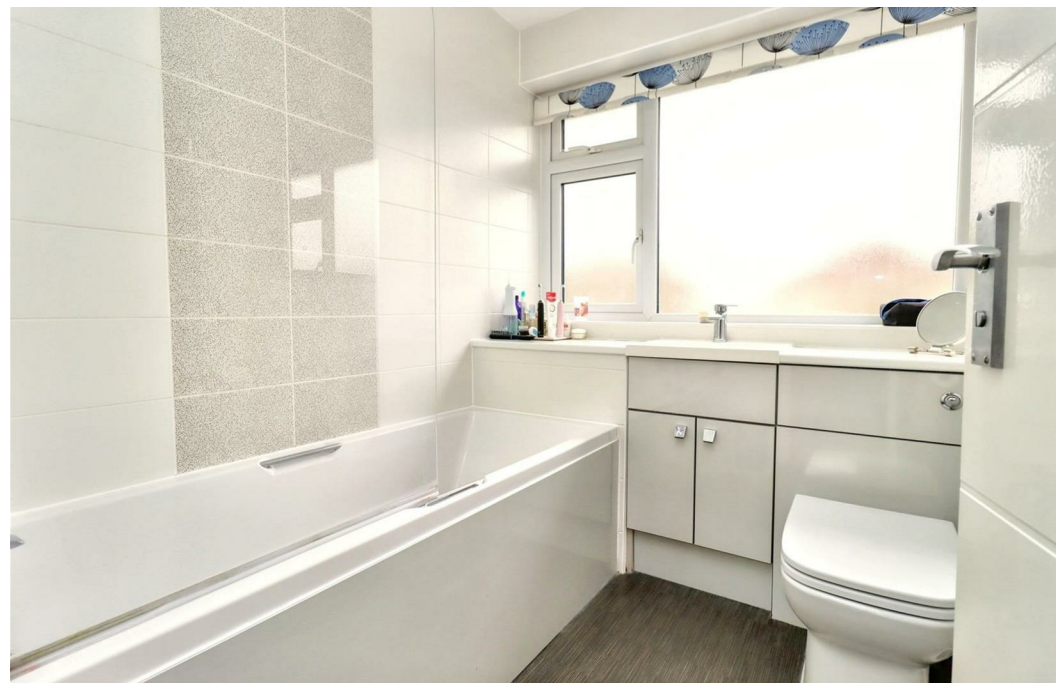
As soon as you step inside, it's clear this home has been lovingly maintained by its current owners. The layout is thoughtfully designed, with the entrance hall acting as the central point of the house. To the left, you'll find the generous kitchen/dining room, running front to back, while the sitting room is to the right, leading through to a bright and airy conservatory. Upstairs, there are four comfortable bedrooms and a contemporary family bathroom.

The property also benefits from a pleasant frontage with parking. At the rear, there's a single garage and an additional gated driveway. The garden is mostly laid to lawn, providing plenty of seclusion and room for children to play or to enjoy outdoor activities.

Located on Kings Road, a charming street filled with a variety of interesting homes, this area remains one of the most desirable in Upper Clevedon. It's an ideal spot for families with Clevedon Secondary School, Hill Road shops and Clevedon Seafront just a short walk away.



This detached home in Upper Clevedon offers modern fittings, a private garden, four bedrooms, parking, and a garage, with Clevedon Secondary School, Hill Road shops and Clevedon Seafront just a short walk away.



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Head Projects (Surveyors)**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



Material Information

UTILITIES

Mains electric, water and drainage. Gas central heating.
Solar panels - owned.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.

Mobile coverage is limited to likely.

This information is sourced via the Sellers and checker.ofcom.org.uk, we advise you make your own enquires.

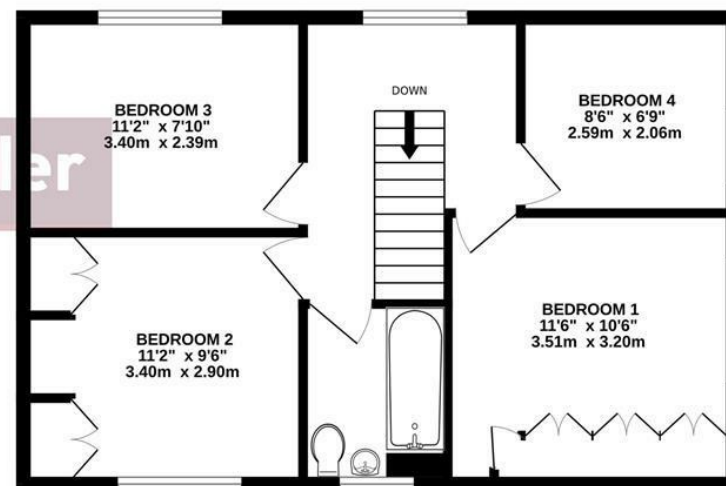
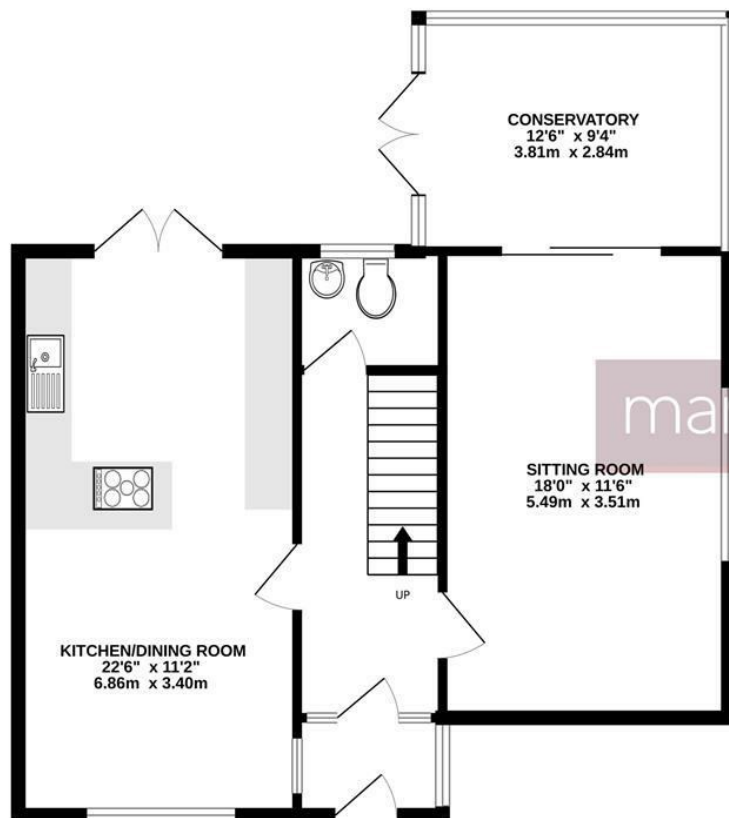


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GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1033sq.ft. (96.0 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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