

Walton Bay Clevedon BS21 7AS

£750,000

marktempler

RESIDENTIAL SALES





Property Type
House - Detached



How Big
1597.00 sq ft



Bedrooms
4



Reception Rooms
2



Bathrooms
2



Warmth
Air Source heat pump
and Solar Panels



Parking
Driveway and Double
Garage



Outside
Garden Terraces



EPC Rating
D



Council Tax Band
F



Construction
Standard



Tenure
Freehold

This substantial detached house offers an exceptional living experience with incredible views of the Bristol Channel. Positioned in an elevated spot between Clevedon and Portishead, the property enjoys a prime location in Walton Bay, with stunning vistas that can be enjoyed throughout the home.

Upon entering, you are welcomed by an impressive entrance hall, setting the tone for the spacious and well-presented interiors. The property boasts four generously sized bedrooms, including a master suite with a modern en suite shower room. A stylish main bathroom complements the home's offering.

The expansive living areas include a spacious lounge, a separate dining area, and a study, providing plenty of space for both relaxation and productivity. The kitchen, complete with ample storage, is perfectly placed to take in the magnificent views while you prepare meals.

Step outside to a delightful patio area ideal for BBQs and entertaining, as well as an outdoor terrace where you can truly soak in the beauty of the landscape, particularly the famous sunsets. The rear garden features a deck area, perfect for a lowered hot tub, as well as a stretch of lawn to enjoy.

Additional features include a downstairs cloakroom, utility area, double garage, and driveway, with the convenience of being just a short drive from the M5 motorway.

With approximately 1600 sqft, that excludes the double garage, this home combines comfort, style, and breathtaking views – making it an ideal choice for anyone seeking a tranquil yet accessible property.



A spacious detached house with stunning Bristol Channel views, four bedrooms, modern amenities, outdoor terrace, patio, garden, double garage, and convenient access to the M5.



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, air source heat pump.

Septic tank

Solar panels owned with FIT tariff which is transferable and running until 2033

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

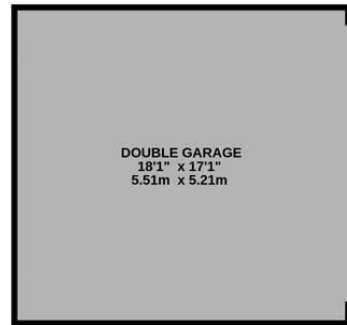
You may be able to obtain broadband service from fixed wireless access providers covering this area - EE



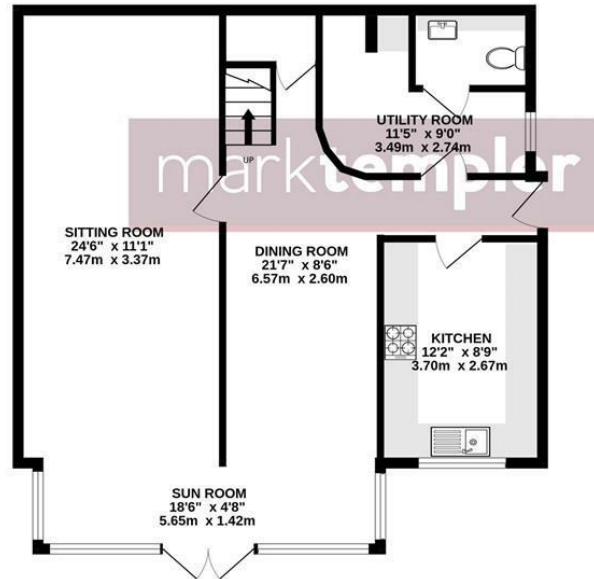
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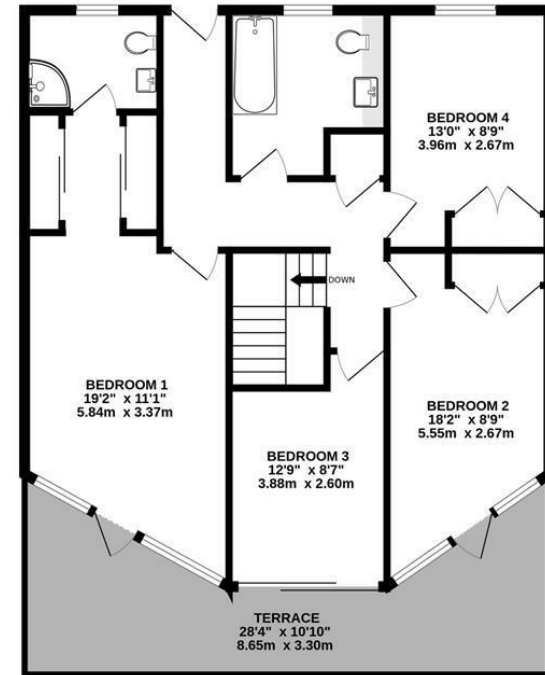
0 sq.ft. (0.0 sq.m.) approx.



GROUND FLOOR
772 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR
824 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA : 1597 sq.ft. (148.3 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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