

Kings Road Clevedon BS21 7EN

£850,000

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for sale  
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PROPERTY TYPE  
House - Detached



HOW BIG  
1647.00 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
3



BATHROOMS  
2



WARMTH  
Gas Central Heating



PARKING  
Driveway



OUTSIDE SPACE  
Extensive Rear



EPC RATING  
D



COUNCIL TAX BAND  
F



Nestled in an elevated position on one of Clevedon's most sought-after roads, this substantial 1930s detached house offers the perfect blend of character, comfort, and stunning views. With four bedrooms, this charming home boasts an impressive loft conversion featuring a private balcony, where you can enjoy breath-taking vistas of the surrounding woodland, and across the Bristol Channel to Wales. A truly perfect family home, offering ample space for both relaxation and entertaining.

The accommodation begins with a bright hallway and a cloakroom. The light-filled dining room presents a truly remarkable view, while the sitting room offers a peaceful retreat with doors that open directly into the superb garden. The kitchen/breakfast room, with its traditional units and ample space for appliances, provides a welcoming heart to the home. A new extension from the kitchen adds further appeal with a large utility room opening to the back garden, a stylish shower room, and versatile office space.

Outside, the property continues to impress with extensive gardens, backing onto woodland. The garden enjoys mature borders and is enclosed by a stone wall to the rear. A delightful summerhouse, greenhouse and useful garden shed enhance the practical use of this outdoors space. The paved driveway provides off-street parking, convenience is key.

This home is ideally located close to Clevedon Golf Club and Clevedon Secondary School, with the popular Hill Road shops, the seafront and Clevedon Pier just a short stroll away via the scenic zig-zag path. Whether you're relaxing at home or exploring the surrounding area, this property combines a fantastic location with a wealth of space and features which can be used flexibly, making it an exceptional family home and a truly outstanding find.













A substantial 1930s detached family home with four bedrooms, stunning sea views, extensive gardens, modern extensions, and a prime location near Clevedon Golf Club and shops.



#### 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...



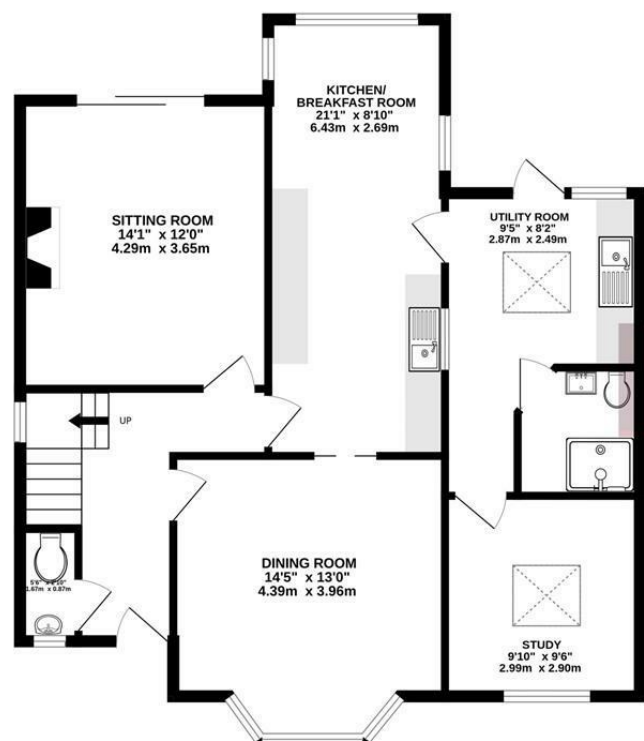
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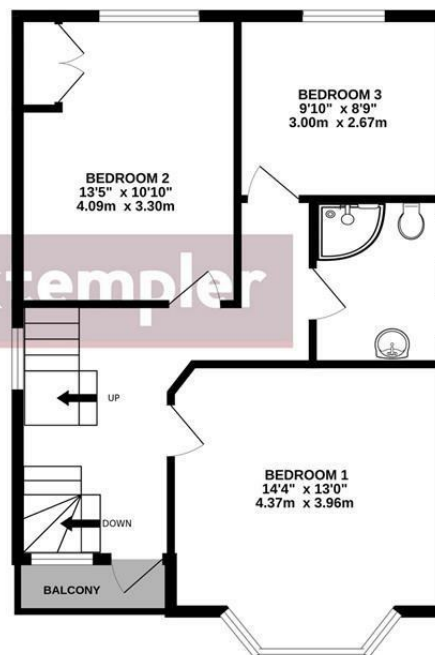




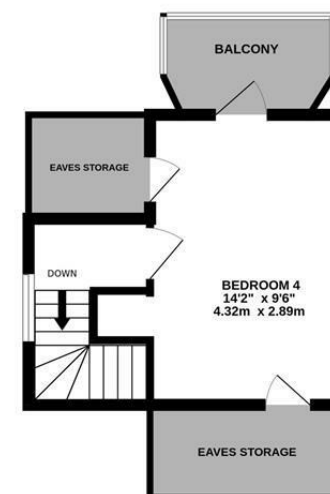
GROUND FLOOR  
860 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR  
599 sq.ft. (55.6 sq.m.) approx.



2ND FLOOR  
188 sq.ft. (17.5 sq.m.) approx.



TOTAL FLOOR AREA : 1647 sq.ft. (153.0 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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