









Property Type

House - Detached



**How Big** 1647.00 sq ft



Bedrooms

4



**Reception Rooms** 

:



Bathrooms

2



Warmth

Gas central heating



Parking

Driveway



Outside

Extensive rear



**EPC Rating** 

D



**Council Tax Band** 

6



Construction

Standard



Tenure

Freehold

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.

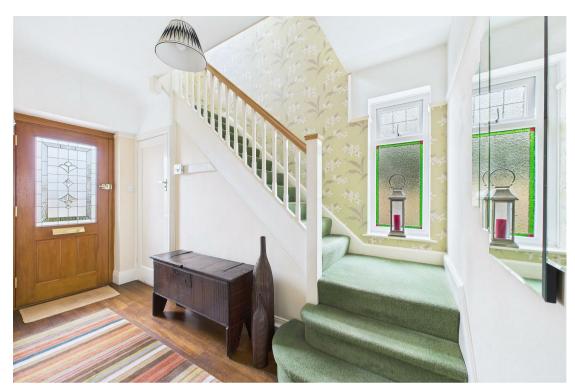








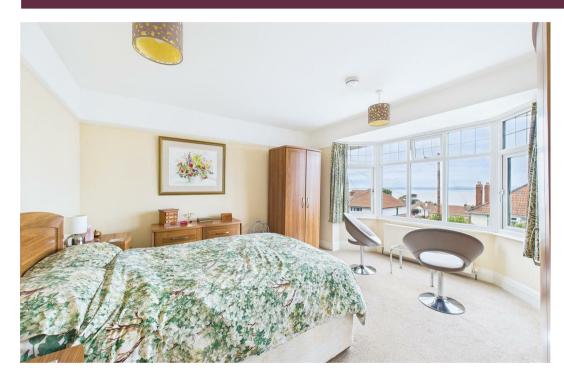








A substantial 1930s detached family home with four bedrooms, stunning sea views, extensive gardens, modern extensions, and a prime location near Clevedon Golf Club and shops.





## **HOW TO BUY THIS PROPERTY**

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, gas, water and drainage.

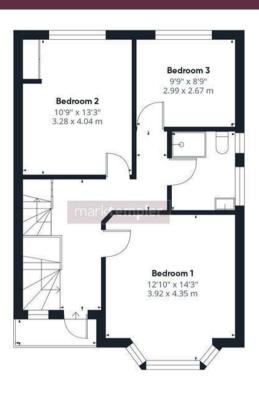
BROADBAND AND MOBILE COVERAGE
Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.
Mobile coverage is good outdoor. Subject to your network.

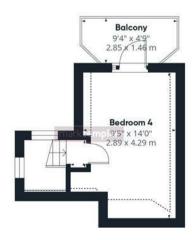
This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.

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