

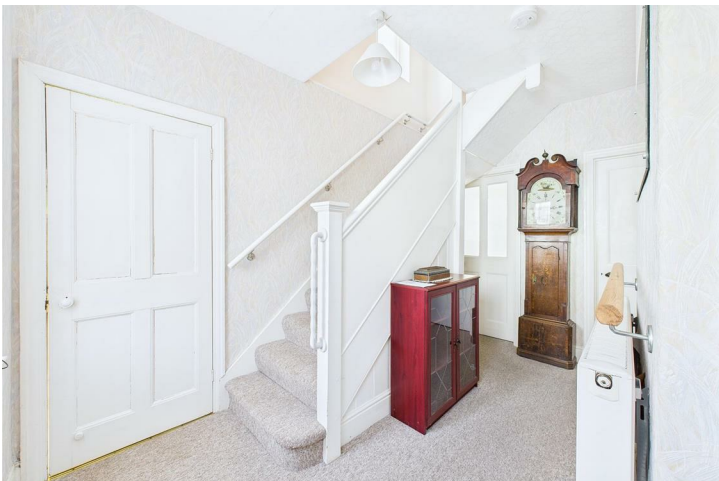
Kings Road Clevedon BS21 7HA

£599,950

marktempler

RESIDENTIAL SALES





Property Type

House - Semi-Detached



How Big

1039.00 sq ft



Bedrooms

3



Reception Rooms

2



Bathrooms

1



Warmth

Gas Central Heating



Parking

Driveway & Garage



Outside

Front & Rear



EPC Rating

D



Council Tax Band

E



Construction

Standard



Tenure

Freehold

Nestled in an elevated position within the sought-after area of Upper Clevedon, this charming semi-detached house offers three bedrooms and a wealth of potential for those looking to put their personal touch on a property. While in need of some updating, the home presents a fantastic opportunity to create a modern family retreat in a highly desirable location.

Upon entering, you'll find a welcoming porch that leads into the spacious hallway, providing access to a convenient downstairs cloakroom. The dining room and sitting room, both positioned at the front of the property, offer a bright and airy living space. The kitchen, located to the rear, is complemented by a walk-in pantry and provides access to the lovely large and well maintained back garden – ideal for outdoor entertaining or relaxation.

Two generous double bedrooms enjoy panoramic views towards the Bristol Channel, while a further bedroom overlooks the rear garden. A modern shower room adds to the appeal of the upper floor, and there are handy storage cupboards in both the hall and landing.

For those with mobility concerns, the property is fitted with a lift between the dining room and main bedroom, offering added convenience – though it could easily be removed to suit your needs. A driveway to the side leads to a single garage, offering ample parking and storage space. In addition there is an outside toilet and brick built outhouse.

Located just a short walk from the shops and restaurants along Hill Road via the picturesque Zig Zag pedestrian path, and within easy reach of Clevedon Golf Club and Clevedon Secondary School, this property is ideally positioned for those seeking both comfort and convenience in a popular area. The property is also sold with no onward chain.



A semi-detached home in Upper Clevedon offering three bedrooms, substantial gardens and stunning views with potential for updates and expansion, and found in convenient location close to local amenities and schools.



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.

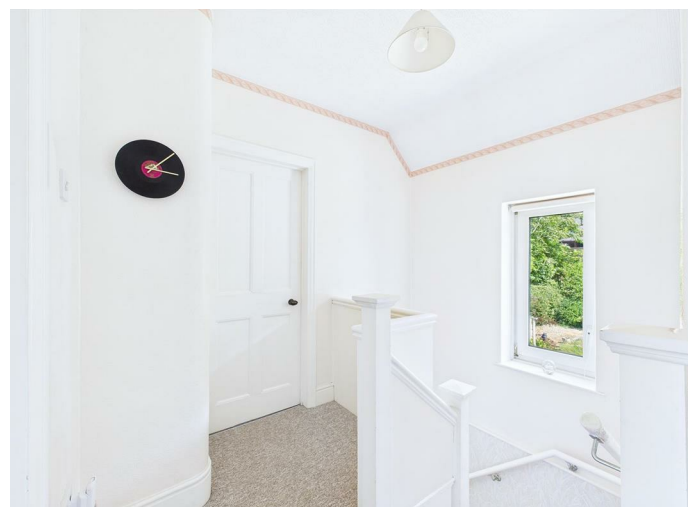
This information has been provided by the sellers and is correct to the best of our knowledge

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 100 Mbps.

Mobile coverage is limited to likely.

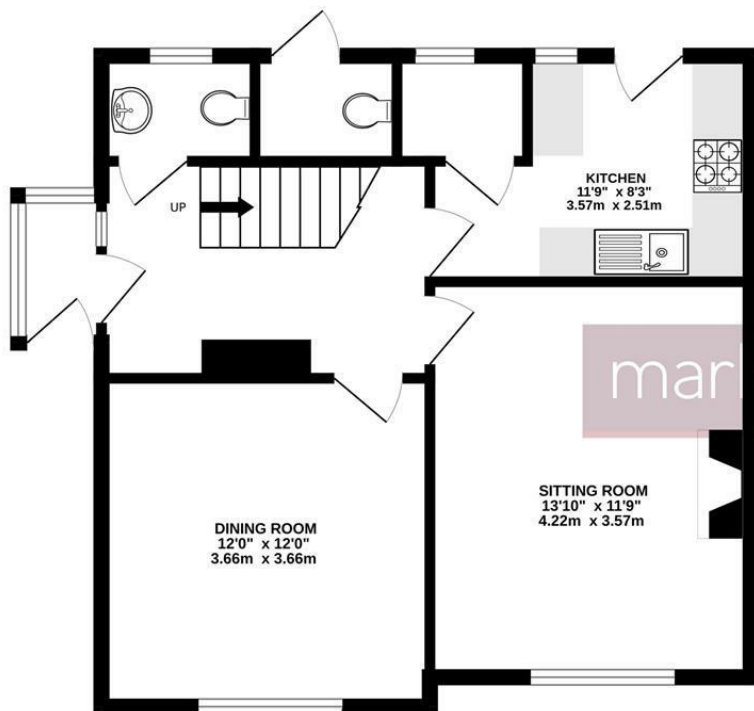
This information is sourced via the Sellers and checker.ofcom.org.uk, we advise you make your own enquires.



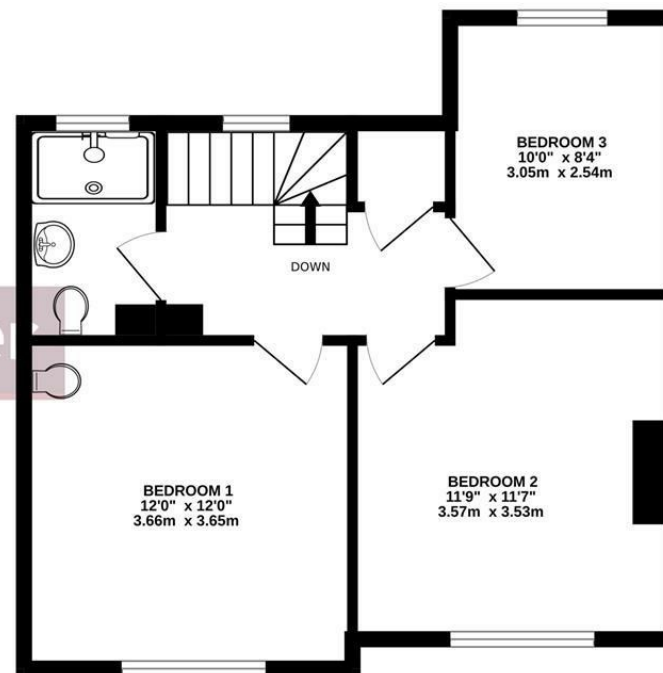
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GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1039 sq.ft. (96.5 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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