

Dial Hill Road Clevedon BS21 7HN

£795,000

marktempler

RESIDENTIAL SALES





Property Type

House - Detached



How Big

1609.00 sq ft



Bedrooms

3



Reception Rooms

2



Bathrooms

2



Warmth

Gas Central Heating



Parking

Double Width Driveway



Outside

Front & Rear



EPC Rating

D



Council Tax Band

E



Construction

Standard



Tenure

Freehold





Perfectly positioned in one of Clevedon's most desirable locations, this impressive detached home boasts substantial accommodation and arguably the finest views in town, with panoramic scenes stretching over rooftops to the Bristol Channel.

Set within an exceptional plot, the home features well-maintained gardens to the front and rear, and a driveway for two cars. The entrance begins through a welcoming separate porch, leading into a bright and spacious central hallway that anchors the home's beautifully flowing layout. Inside, you'll find three generous double bedrooms, including a luxurious principal suite on the upper floor. This peaceful retreat includes a modern en suite shower room, built-in storage, and a private balcony offering spectacular, elevated views.

On the ground floor multiple areas, particularly the sitting room and second bedroom, enjoy stunning views ensuring the home feels bright and inspiring. The shaker-style kitchen is well-appointed with Quartz worktops, an abundance of storage, and space for a breakfast table, while the adjacent formal dining room is perfect for hosting family and friends. The modern family bathroom includes a separate bath and walk-in shower for added convenience.

Outdoors, the home truly shines. There is front-to-back access on both sides, and one side features a sloping, stepless path—providing easy, wheelchair, buggy and bike-friendly access to the rear garden and rear entrance. The elevated front garden offers a secluded seating area, while the largely lawned rear garden includes various tranquil spots for relaxation, and enjoys gated access directly into Dial Hill Woods. Additionally, a professionally built garden office with power and double glazing offers a superb workspace or creative studio.

All this, just a short walk from Hill Road's boutique shops, cafes, and restaurants, makes this unique property a rare opportunity to enjoy space, style, and one of Clevedon's most enviable settings.



An impressive detached home with stunning views, a spacious layout, garden office, and direct access into Dial Hill woods. Offering style, comfort, and a prime location near town amenities.



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. 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 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.

EXTERNAL STORAGE

There is an outside storage building at the back with light and power plus a secure bike shed with living roof at the front of the property.

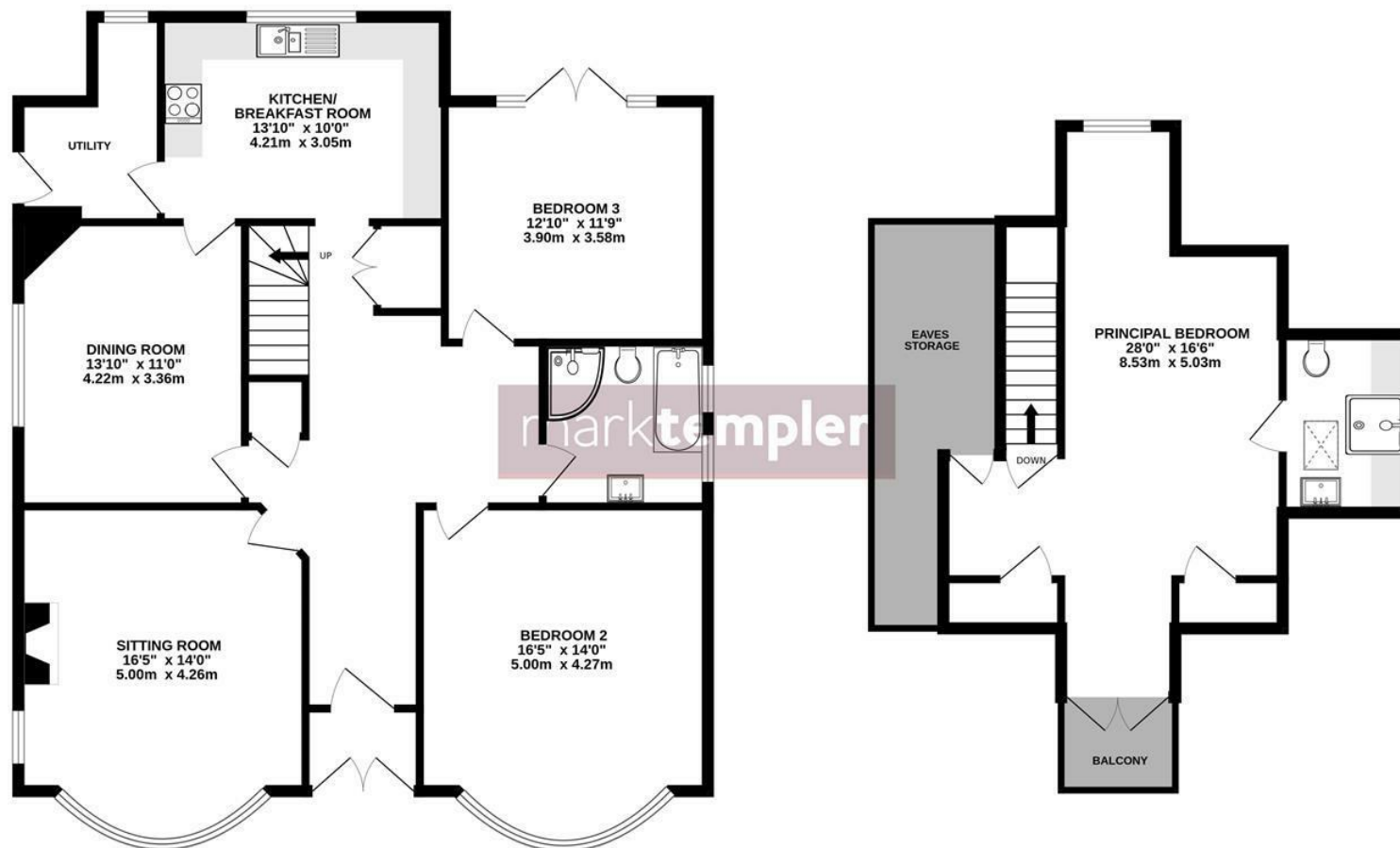


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GROUND FLOOR
1222 sq.ft. (113.5 sq.m.) approx.

1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 1609 sq.ft. (149.4 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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