

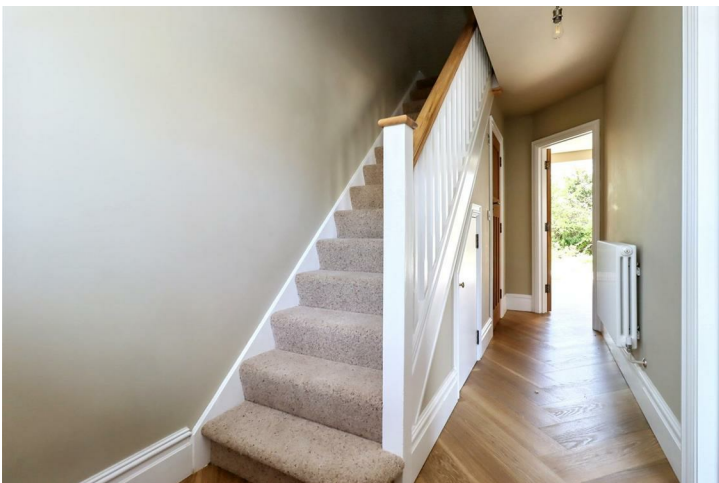
Coleridge Vale Road North Clevedon BS21 6PS

£525,000

marktempler

RESIDENTIAL SALES





|                                                                                       |                                                                                       |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|    |    |
| <b>Property Type</b><br>House - Semi-Detached                                         | <b>How Big</b><br>1223.00 sq ft                                                       |
|    |    |
| <b>Bedrooms</b><br>4                                                                  | <b>Reception Rooms</b><br>1                                                           |
|    |    |
| <b>Bathrooms</b><br>2                                                                 | <b>Warmth</b><br>Gas Central Heating                                                  |
|    |    |
| <b>Parking</b><br>Driveway & Garage                                                   | <b>Outside</b><br>To The Rear                                                         |
|  |  |
| <b>EPC Rating</b><br>C                                                                | <b>Council Tax Band</b><br>C                                                          |
|  |  |
| <b>Construction</b><br>Standard                                                       | <b>Tenure</b><br>Freehold                                                             |

This impressive semi-detached family home has been expertly refurbished, including a superb, recently completed loft conversion, creating a stylish and spacious living environment across three floors. Ideally located within walking distance of Clevedon's town centre and iconic seafront, the property offers the perfect balance of comfort, quality, and convenience.

Approached via a newly laid driveway leading to a single garage, the home opens into a welcoming entrance hall with useful understairs storage and a convenient downstairs cloakroom. At the front of the house, a cosy sitting room with bay window provides a peaceful space to relax, while the heart of the home lies in the open-plan kitchen/dining room. Fitted with elegant Shaker-style units, sleek white quartz countertops, and integrated appliances, this stylish kitchen is perfect for entertaining. Double doors lead directly out to the rear garden, which has been thoughtfully landscaped with a raised patio and lawn, backing onto the tranquil riverbank.

The first floor offers three generously proportioned bedrooms and a beautifully finished contemporary family bathroom. The top floor features an exceptional principal bedroom suite with dual-aspect windows allowing in an abundance of natural light, plenty of space for wardrobes, scenic leafy views of the riverbank, and an exceptional en suite shower room.

Situated just a short level walk from Clevedon's shops, cafés, restaurants within the town centre, plus supermarkets, playing fields, and the seafront, this outstanding home is perfectly placed and excellently suited for modern family life.



Impressive refurbished four-bed semi with loft conversion, stylish interiors, garden backing riverbank, near Clevedon town centre, seafront, and amenities.

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#### 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.

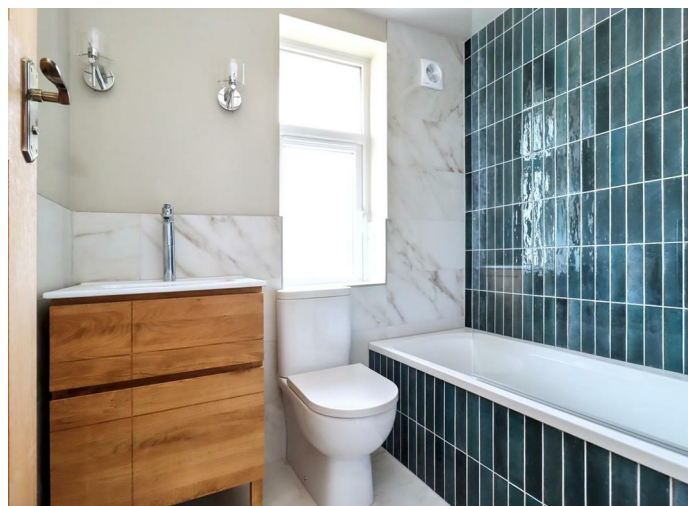
This information has been provided by the sellers and is correct to the best of our knowledge

### BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 1000 Mbps.

Mobile coverage is limited to likely.

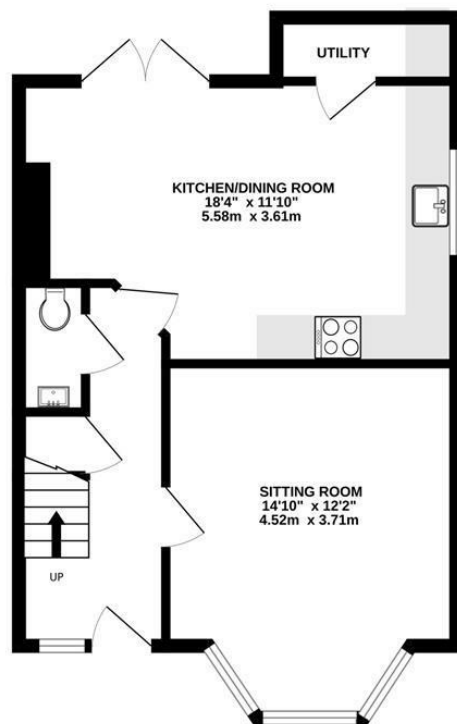
This information is sourced via the Sellers and checker.ofcom.org.uk, we advise you make your own enquires.



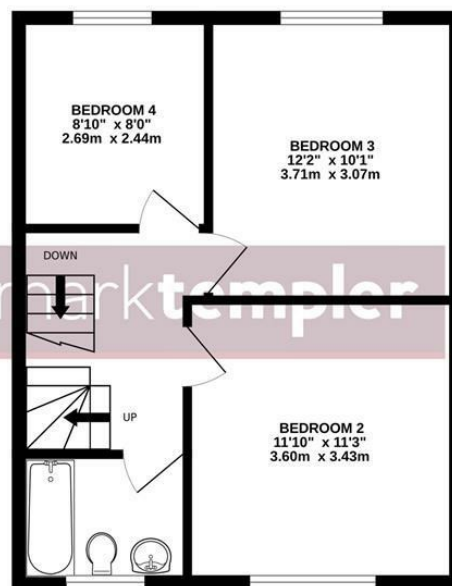
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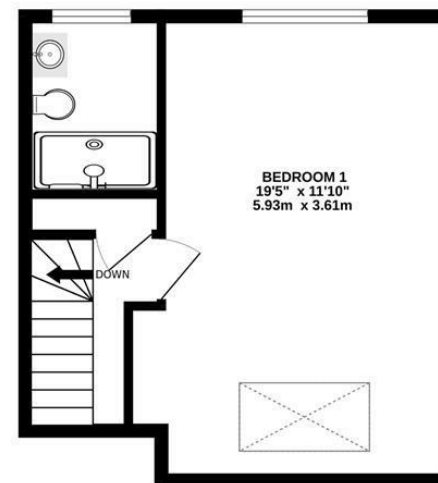
GROUND FLOOR  
468 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



2ND FLOOR  
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 1233 sq.ft. (114.5 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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