

Princes Road Clevedon BS21 7SZ

£685,000

marktempler

RESIDENTIAL SALES





Property Type
House - Detached



How Big
1884.00 sq ft



Bedrooms
4



Reception Rooms
3



Bathrooms
2



Warmth
Gas Central Heating



Parking
Garage and Driveway



Outside
Front and Rear



EPC Rating
D



Council Tax Band
F



Construction
Standard



Tenure
Freehold

This detached family home, set in an elevated position on the highly sought-after Princes Road in Mid Clevedon, offers stunning far-reaching views across the town and towards the Mendip Hills. With immense potential for alterations or extensions (subject to planning), this property provides an excellent opportunity to create a bespoke living space in one of Clevedon's most desirable locations.

Upon entering, you are greeted by a spacious and welcoming entrance hallway. To one side, the dual-aspect living room provides an abundance of natural light and opens into a conservatory that overlooks the beautifully presented rear garden. The kitchen, which is complemented by a utility room, flows seamlessly into the formal dining area, perfect for family meals and entertaining. The ground floor also includes a cloakroom, a study, and an integral double garage, offering ample space and flexibility.

Upstairs, the first floor accommodates four well-proportioned bedrooms. The principal bedroom benefits from an en-suite, while the remaining three bedrooms are served by a family bathroom, ensuring comfort and convenience for all.

The gardens are a standout feature of the property, with a large block-paved driveway to the front providing generous off-road parking. The rear garden is a suntrap, with a raised patio, a level lawn, and established flower beds—creating an idyllic outdoor space for relaxation and entertaining.

The location is ideal for those looking to enjoy the best of Clevedon. Hill Road, with its eclectic mix of restaurants, cafés, and independent shops, is just a short stroll away, while the town's iconic seafront is also within easy reach, offering a range of leisure activities.

This charming home presents a rare opportunity to secure a property in an enviable location, with ample potential to transform and make it your own.



An elevated family home with breathtaking views and in the heart of Mid Clevedon



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.

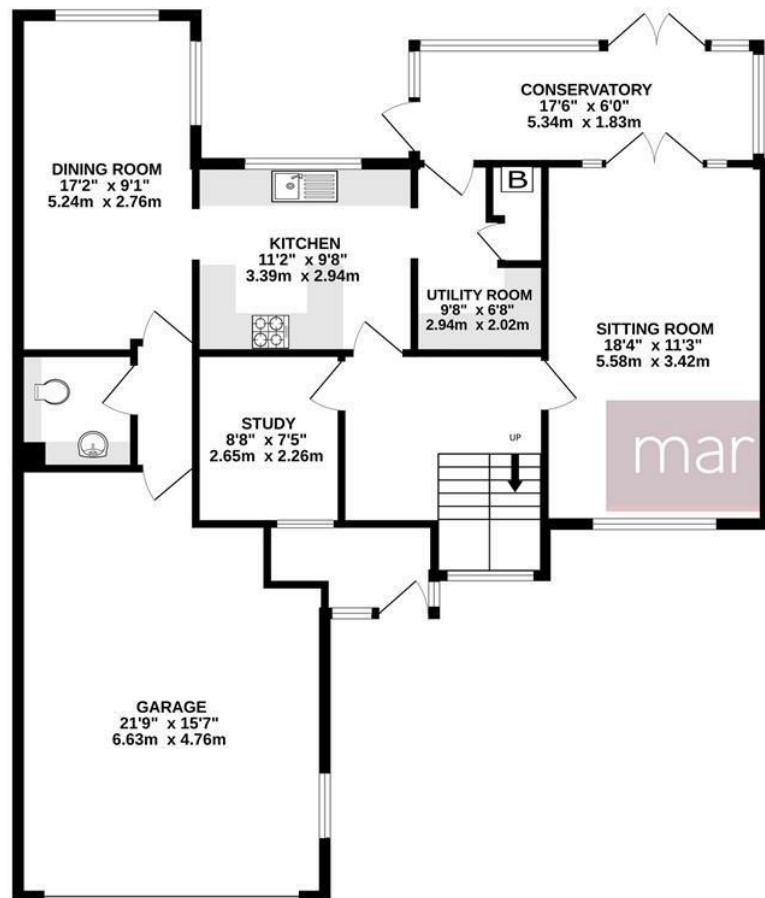
This information is sourced via the Sellers and checker.ofcom.org.uk, we advise you make your own enquires.



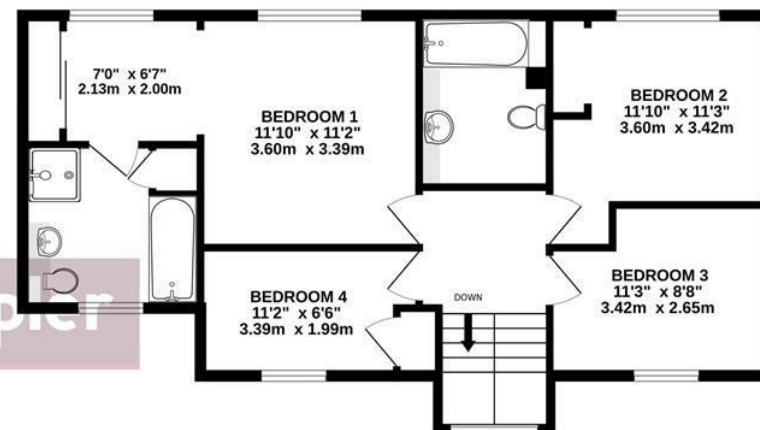
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GROUND FLOOR
1205 sq.ft. (111.9 sq.m.) approx.



1ST FLOOR
680 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 1884 sq.ft. (175.1 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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