

Wellington Terrace Clevedon BS21 7BJ

£895,000

mark**templer**

RESIDENTIAL SALES







**Property Type**  
House



**How Big**  
2216.00 sq ft



**Bedrooms**  
4



**Reception Rooms**  
3



**Bathrooms**  
3



**Warmth**  
Gas Central Heating



**Parking**  
Garage and Driveway



**Outside**  
Front and Rear



**EPC Rating**  
E



**Council Tax Band**  
F



**Construction**  
Standard



**Tenure**  
Freehold











Tucked away within beautifully maintained and private grounds, this charming 1926-built detached residence occupies a prime position in one of Mid Clevedon's most admired locations. Combining timeless character with thoughtful modern upgrades, the home has been enhanced in recent years with external insulation, flush casement double-glazed windows, solar panels, and a creatively designed garden cabin—ideal for use as a home office, studio, or hobby space.

The property offers a well-balanced and versatile internal layout, filled with natural light and period charm. A welcoming central hallway links all principal rooms, with many set on the ground floor, making the home adaptable as either three, four, or five bedrooms depending on requirements.

To the front, rooms feature traditional bay windows that draw in natural light, while rear-facing bedrooms open directly onto the garden, blending indoor comfort with outdoor living. At the heart of the home is a beautifully fitted kitchen, complete with integral appliances and a traditional Aga—perfect for both everyday family life and entertaining. Additional highlights include two en-suite bedrooms, a generous family bathroom, a separate utility room, and a convenient cloakroom.

The gardens are a real highlight, wrapping around the property with a wonderful sense of privacy and calm. A selection of seating areas offers perfect spots for relaxing or entertaining, while level lawns, mature trees, established shrubs, and colourful planting create a garden that evolves beautifully with the seasons.

To the front, a detached single garage and generous driveway provide ample off-street parking. The rear garden is especially tranquil—a secluded haven for gardeners, families, and those seeking quiet outdoor enjoyment.

Nestled just off Wellington Terrace, this property enjoys an ideal location with convenient access to local amenities. The charming boutiques, cafés, and restaurants of Hill Road are just a short stroll away, along with the scenic coastal walks, Clevedon seafront, and the picturesque Ladye Bay.





Elegant 1920s character, modern comforts, and secluded gardens in the heart of Mid Clevedon

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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.

Solar panels - owned.

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.

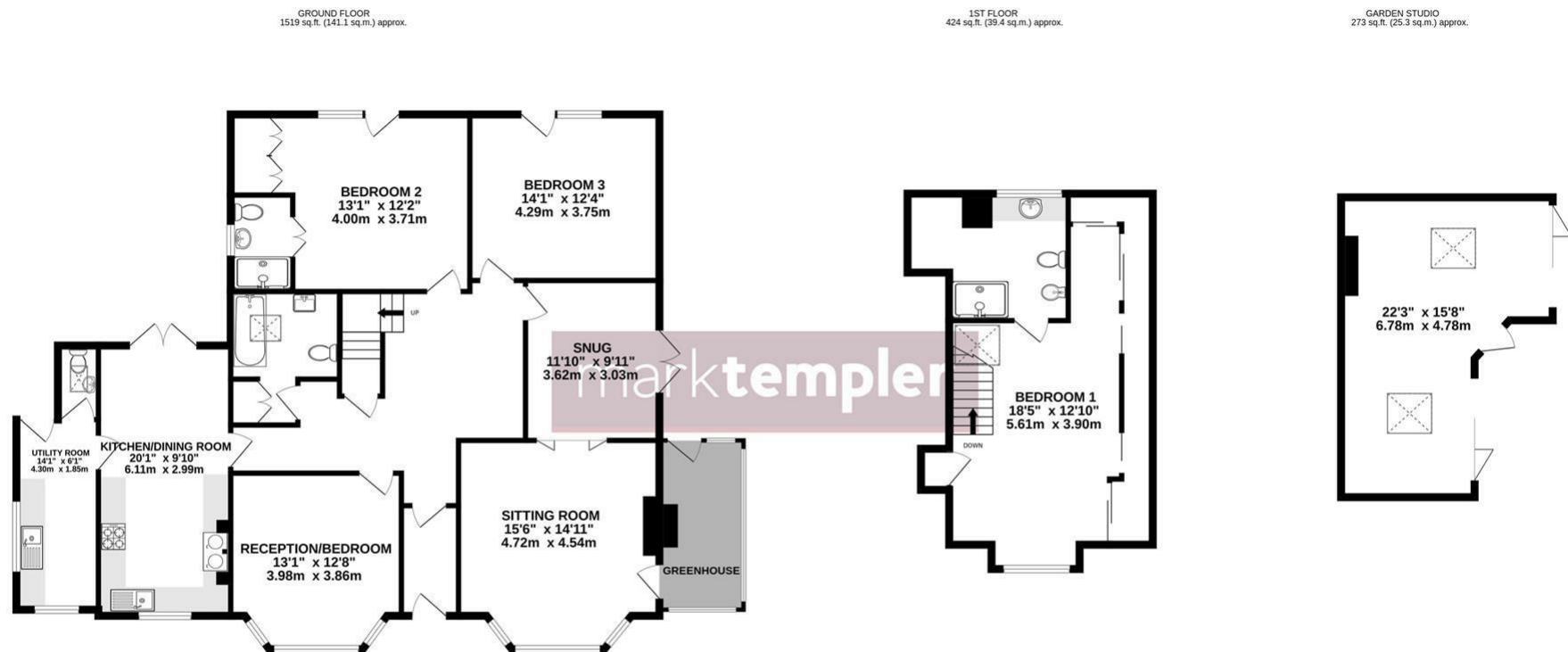
This information is sourced via the Sellers and [checker.ofcom.org.uk](https://checker.ofcom.org.uk), we advise you make your own enquires.



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TOTAL FLOOR AREA : 2216 sq.ft. (205.8 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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