

Parsons Green Clevedon BS21 5HR

£475,000

marktempler

RESIDENTIAL SALES





Property Type
House - Detached



How Big
1167.00 sq ft



Bedrooms
3/4



Reception Rooms
2/3



Bathrooms
2



Warmth
Gas Central Heating



Parking
Driveway



Outside
Front & Rear



EPC Rating
C



Council Tax Band
D



Construction
Standard



Tenure
Freehold

This beautifully extended and much-improved detached property stands on a charming corner plot, offering modern convenience for family living. Mature, established gardens wrap around the home, providing privacy and a tranquil setting.

A gated path leads to the side entrance, opening into a welcoming hallway with a convenient cloakroom set to one side. The bay-fronted sitting room at the front provides a cosy retreat, while the heart of the home lies in the impressive connecting kitchen and extended dining area at the rear. This space flows seamlessly into a contemporary conservatory, creating an additional light-filled living space with stunning views over the landscaped garden.

A second versatile reception room on this level can serve as a home office, hobbies room, or fourth bedroom, providing flexibility for modern family life. A small but practical utility area completes the ground floor.

Upstairs, the landing connects to a well-appointed family bathroom and three generously sized bedrooms. The two largest bedrooms each feature their own dressing areas with built-in wardrobes, while the principal bedroom also boasts an en-suite shower room for added comfort and privacy.

Outside, the beautifully landscaped rear garden is a true highlight, featuring a central lawn, multiple seating areas, and well-stocked borders brimming with mature planting – perfect for outdoor entertaining or quiet relaxation. A useful garden shed provides additional storage.

Parsons Green is a quiet cul-de-sac on the southern edge of the town, offering convenient access to picturesque riverbank walks, supermarkets, transport links, and the renowned Clevedon seafront, making this an excellent choice for those seeking a peaceful yet well-connected lifestyle.



A beautifully extended family home on a mature corner plot



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 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.



For the latest properties and local news follow Mark Templer Residential Sales, Clevedon on:



