

Ash Grove Clevedon BS21 7JZ

£565,000

marktempler

RESIDENTIAL SALES





Property Type

House - Link Detached



How Big

1435.00 sq ft



Bedrooms

4



Reception Rooms

1



Bathrooms

2



Warmth

Gas Central Heating



Parking

Driveway and Garage



Outside

Front and Rear



EPC Rating

D



Council Tax Band

E



Construction

Standard



Tenure

Freehold

Tucked away in a peaceful cul-de-sac within the highly sought-after area of Upper Clevedon, this well-presented link-detached home enjoys a spacious corner plot and offers scope for extension (subject to planning permission). With the open fields and woodland of Strawberry Hill just moments away, the setting is ideal for families and nature enthusiasts alike.

Upon entering, you're welcomed by a generous entrance hall that sets the tone for the space and comfort throughout the home. The ground floor features two well-proportioned reception rooms—a bright and airy sitting room, and a formal dining room that opens out to the rear garden through double doors. Adjacent to the dining area, the kitchen has been thoughtfully re-fitted and enjoys a lovely outlook over the rear garden.

Upstairs, the property offers four generously sized bedrooms and a family bathroom. The front-facing bedrooms benefit from far-reaching rooftop views across Clevedon and towards the Mendip Hills, adding a sense of openness and tranquillity.

The gardens have been thoughtfully landscaped, enclosed by timber fencing and featuring a useful garden shed at the far end. A tandem-length garage sits to the side of the property, while the front of the house offers off-road parking on a private driveway, complemented by a gently sloping lawn and a variety of established shrubs.

Offered for sale with No Onward Chain we recommend an early viewing appointment.



Attractive link-detached home on a generous corner plot in Upper 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.

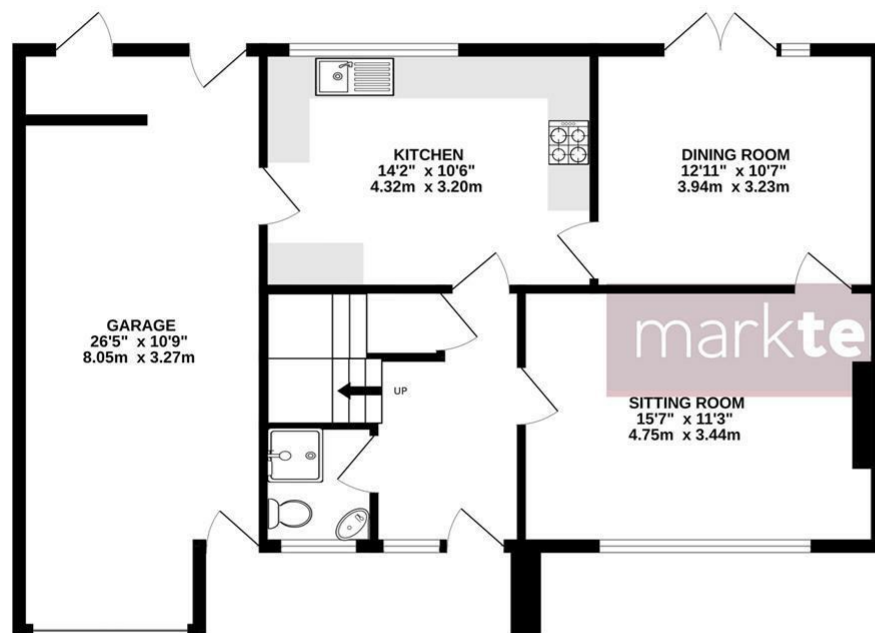
This information is sourced via the Sellers and checker.ofcom.org.uk, we advise you make your own enquires.



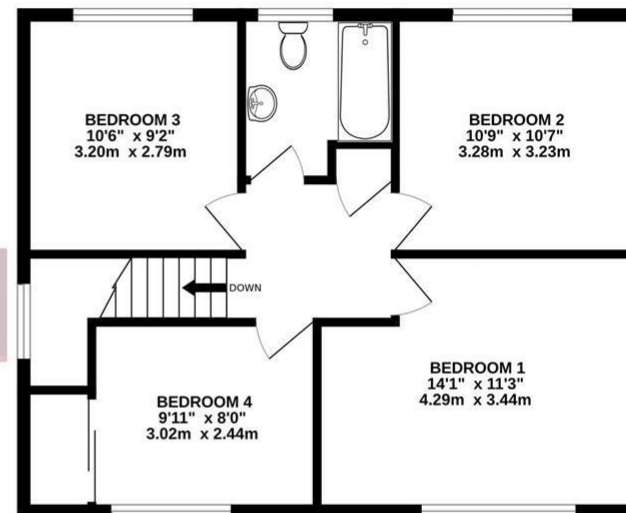
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GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 1435 sq.ft. (133.3 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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