

Edward Road Clevedon BS21 7DS

£850,000

marktempler

RESIDENTIAL SALES







### Property Type

House - Semi-Detached



### How Big

1832.00 sq ft



### Bedrooms

4



### Reception Rooms

2



### Bathrooms

3



### Warmth

Gas Central Heating



### Parking

Driveway & Garage



### Outside

To The Rear



### EPC Rating



### Council Tax Band

E



### Construction

Standard



### Tenure

Freehold



This impressive semi-detached home offers spacious, well-balanced living in a prime and peaceful setting. Thoughtfully extended and beautifully presented, it's ideal for growing families or anyone seeking generous interiors, modern comforts, and a secluded garden.

The property is first approached via a gated driveway providing off-street parking for several vehicles, leading to a larger-than-average single garage. Inside, a bright and welcoming entrance hall sets the tone. At the front of the house, a cosy sitting room provides a quiet space to unwind, while to the rear, a generous family room with a log burner opens directly onto the garden—creating a warm, social hub ideal for everyday living and entertaining.

The spacious kitchen and dining area is a real centrepiece: featuring bespoke, hand-made units, a stylish central island, integrated appliances, extensive preparation space, and double doors opening out to the rear garden. A downstairs cloakroom completes the ground floor. Upstairs, a central galleried landing flooded with natural light leads to four comfortable double bedrooms. Two benefit from sleek en suite shower rooms, and the family bathroom offers both a separate shower and a freestanding, roll top bath—perfect for busy mornings or long soaks in the evening.

Outside, the secluded rear garden is designed for enjoyment and versatility. There's a large decked seating area for al fresco dining, a stretch of lawn, a space for growing vegetables, and a timber-built garden room/home office complete with power, hard-wired internet and double-glazed windows—ideal for remote working or creative pursuits.

Set in one of Clevedon's most desirable residential areas, this home is within walking distance of the golf club, cricket club, and local secondary school. With excellent commuter links to Bristol via the M5 or Yatton station, and positioned along the ever-popular Edward Road, this is a rare opportunity to secure a home in a truly sought-after location.













A spacious and beautifully finished four-bedroom home with a secluded garden, home office, and garage, set in a prime Clevedon location close to schools, clubs, and transport links.

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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

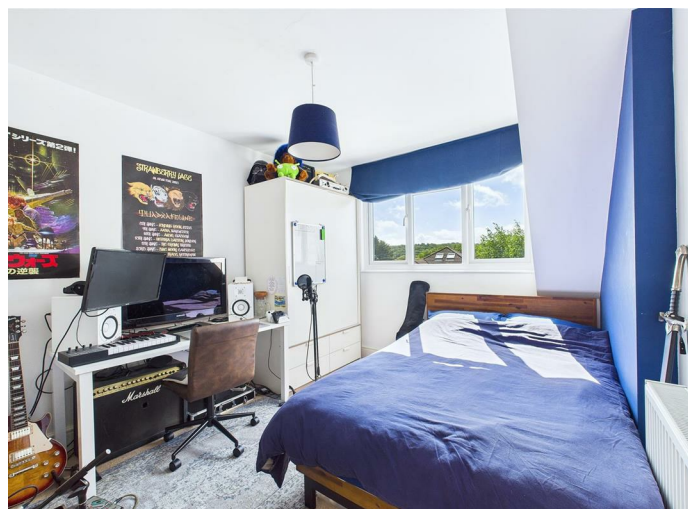
Mains electric, gas, water and drainage.

### BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.

Mobile coverage is considered 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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