

Oldville Avenue Clevedon BS21 6HG

£425,000

marktempler

RESIDENTIAL SALES







**Property Type**  
Bungalow - Detached



**How Big**  
1170.00 sq ft



**Bedrooms**  
2



**Reception Rooms**  
1



**Bathrooms**  
1



**Warmth**  
Gas Central Heating



**Parking**  
Driveway



**Outside**  
Corner Plot



**EPC Rating**  
E



**Council Tax Band**  
D



**Construction**  
Standard



**Tenure**  
Freehold



Tucked away at the head of a quiet cul-de-sac in central Clevedon, this detached bungalow offers a rare combination of privacy, convenience, and potential. Just a short, level walk from the amenities of Queen's Square and the independent shops and cafés of the Triangle, the property occupies a generous corner plot with gardens wrapping around all four sides—creating a sense of space and seclusion rarely found so close to town.

Inside, the accommodation has been extended and thoughtfully arranged, though some areas now offer scope for modernisation—making it an ideal opportunity for buyers looking to update and personalise their next home. A welcoming entrance hallway leads into a spacious kitchen/dining room with vaulted ceiling and direct access to the garden. The generous sitting room features a focal fireplace, while a modern conservatory addition enhances the living space and offers another pleasant outlook to the garden.

There are two double bedrooms, each offering comfortable proportions, along with a contemporary shower room fitted with a stylish suite. Throughout the property, natural light and garden views create a bright and open feel.

The outside space is a particular highlight. The gardens surround the bungalow on all sides, with mature planting, well-stocked borders, and thoughtfully designed areas to relax and enjoy. A timber cabin sits alongside the property and offers versatile use—whether as a summer house, garden office, or home gym. A driveway to the front offers plentiful off-street parking.

With many of Clevedon's best-loved amenities within easy reach, including shops, supermarkets, the Curzon Cinema, and local parks and playing fields, this is a perfectly positioned home with the potential to become something truly special. Whether you're downsizing, relocating, or seeking a home to shape to your own vision, this bungalow offers a wonderful foundation.





## Spacious detached bungalow in central Clevedon with wraparound gardens and huge potential

---



### 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.

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 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.

This property has a CERTIFICATE OF STRUCTURAL ADEQUACY. - In August 2022, CHG was instructed by Pen Underwriting to investigate damage at 54 Oldville Avenue, and CHG issued an initial Engineering Report. Damage was the result of subsidence. This was attended to, and the property was monitored for a period until structural stability returned. Repairs were implemented, which involving crack repairs and redecoration. The works were completed in November 2023.



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





