

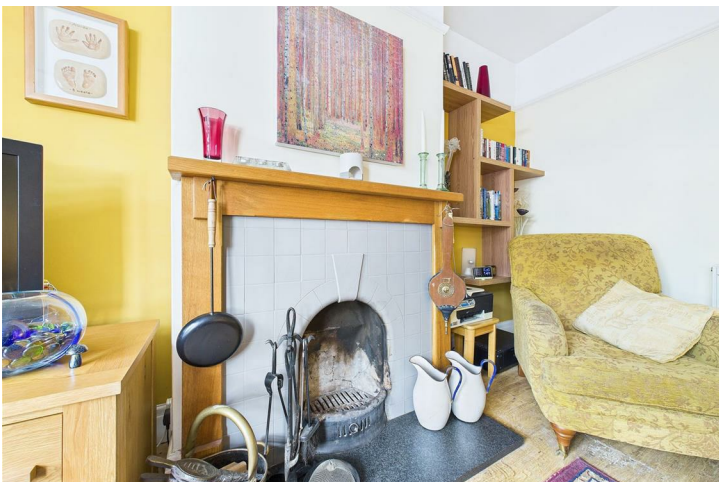
Highdale Avenue Clevedon BS21 7LU

£695,000

marktempler

RESIDENTIAL SALES





Property Type

House - Semi-Detached



How Big

1636.00 sq ft



Bedrooms

4



Reception Rooms

1



Bathrooms

2



Warmth

Gas Central Heating



Parking

Garage and Driveway



Outside

Rear Garden



EPC Rating

C



Council Tax Band

D



Construction

Standard



Tenure

Freehold

This charming 1930s hillside home has been carefully updated and extended in line with modern family requirements. Standing in an elevated position, it enjoys impressive views across Clevedon towards the Mendip Hills, yet is only a short walk from the town centre, Hill Road and nearby woodland walks. Stylish interiors, flexible accommodation and generous gardens make this the perfect family home.

The entrance hall with traditional spindled staircase and oak handrail sets the tone for the quality found throughout. To the front, the sitting room is enhanced by a bay window and provides a bright, welcoming space. The rear of the house is centred around a stunning kitchen/living room – a contemporary kitchen with island and breakfast bar flows into a sociable dining and snug area, complete with inset wood-burning stove. Sliding doors open directly onto the terrace, perfect for entertaining. A separate utility room, beautifully finished bathroom and integral garage add valuable storage and practicality. Upstairs, four well-proportioned bedrooms are served by a contemporary shower room.

To the front, a driveway provides off-road parking and leads to the integral garage. At the rear, a raised terrace offers the ideal spot for al fresco dining, with steps leading down to a lawned garden, vegetable beds and greenhouse. A useful cellar sits beneath the terrace, providing additional storage.

The house enjoys a highly convenient setting. Families will appreciate St Nicholas' Primary School just at the end of the road, while Clevedon's town centre, seafront, shops and cafes on Hill Road, and beautiful woodland walks are all within easy reach. The elevated position ensures wonderful views, yet everyday amenities are just a stroll away.

This is a rare opportunity to acquire a 1930s hillside home that combines period charm with modern living, generous gardens and an outstanding location.







A beautifully updated 1930s hillside home with stunning views across Clevedon towards the Mendip Hills, offering stylish modern living and generous gardens.



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

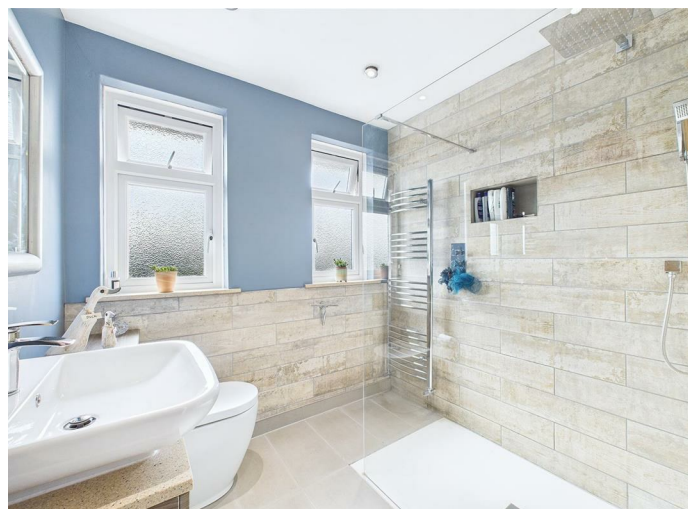
UTILITIES

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 good outdoor and in-home. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.



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