









**Property Type** 

House - Detached



**How Big** 1682.00 sq ft



Bedrooms



**Reception Rooms** 



Bathrooms



Warmth

Gas Central Heating



Parking

Driveway & Garage



Outside

Front & Rear



**EPC Rating** D

**Council Tax Band** 



Construction

Standard



Tenure

Freehold

This attractive detached 1930's family home is set within one of Upper Clevedon's most admired locations along Dial Hill Road. Occupying a wide plot, the property has been thoughtfully extended over the years and now provides generous accommodation ideal for family living, and is offered to the market with the advantage of no onward chain.

A welcoming entrance hall opens to the principal reception rooms, including a bay-fronted sitting room with gas fire and a formal dining room which in turn leads to a delightful garden room. The kitchen has also been extended to create a sociable dining space alongside the fitted kitchen, complemented by a useful utility room and cloakroom.

Upstairs, a spacious landing gives access to five bedrooms – three comfortable doubles and two singles – together with a four-piece family bathroom. The second bedroom, in particular, enjoys wonderful views across Clevedon towards the castle, the estuary, and the Welsh hills.

The outside space is equally appealing. A block-paved driveway provides off-road parking and leads to the integral garage with electric door. The gardens wrap around the front, side and rear of the property, offering plenty of space for children to play. Mature fruit trees, a vegetable plot, greenhouse and shed add further interest for those who enjoy gardening.

A much-loved home in a prime location, this property offers huge potential for the next owners to make their mark.

















A much-admired family home on Dial Hill Road with generous gardens, wonderful estuary views and huge potential to create your forever home.





## **HOW TO BUY THIS PROPERTY**

To proceed with a purchase, we require the following:

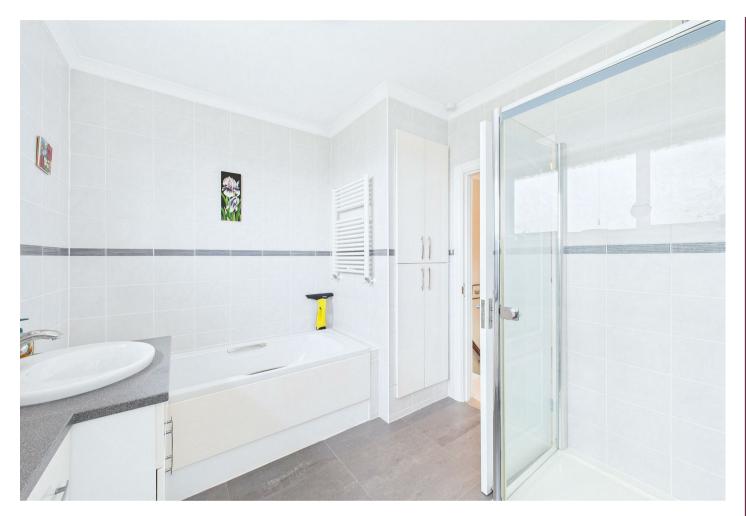
Proof of Identification - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

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

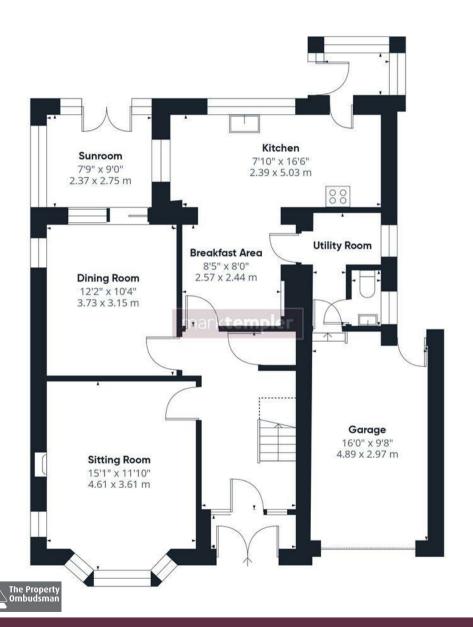
Mains electric, gas, water and drainage.

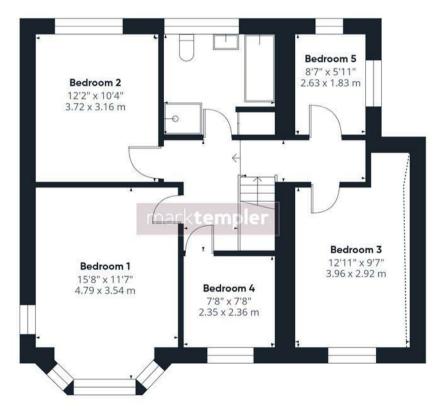
BROADBAND AND MOBILE COVERAGE
Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.
Mobile coverage is good outdoor and variable in-home. Subject to your network.

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.

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







naea | propertymark

Mark Templer Residential Sales and any joint agents wish to make the following clear: (i) They have no authority to make or give representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances, or measurements provided are approximate. The text, photographs, and plans are for guidance purposes only and may not be comprehensive. It should not be assumed that the property has all required planning permissions, building regulations, or other consents. Mark Templer has not tested any services, equipment, or facilities. Purchasers are advised to satisfy themselves through inspection or other means. (iii) In accordance with the Consumer Protection from Unfair Trading Regulations, please note that the working condition of services or kitchen appliances has not been verified by the agents. However, at the time of preparing these particulars, we were informed that all were in working order. Any items described within these property details are not automatically included within any sale and would need to be confirmed with the seller.