

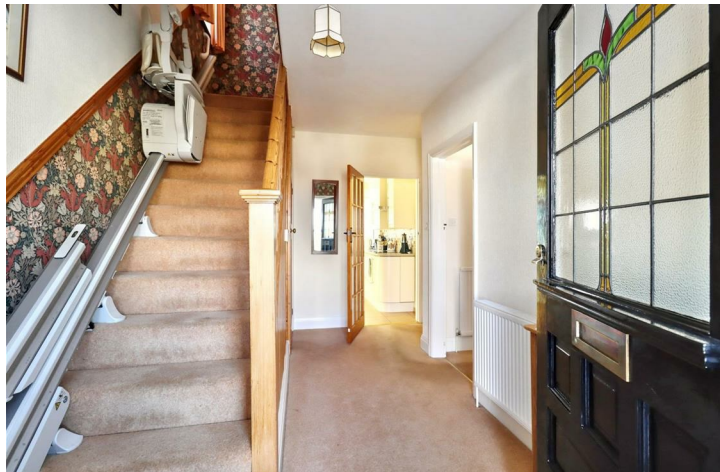
Kings Road Clevedon BS21 7EN

£675,000

marktempler

RESIDENTIAL SALES





Property Type
House - Detached



How Big
1402.00 sq ft



Bedrooms
3



Reception Rooms
3



Bathrooms
1



Warmth
Gas Central Heating



Parking
Garage and Driveway



Outside
Front and Rear



EPC Rating
D



Council Tax Band
E



Construction
Standard



Tenure
Freehold

Perched in an elevated position along the sought-after Kings Road in Clevedon, this beautifully presented 1930s detached home boasts breathtaking panoramic views from the first floor, stretching across the Bristol Channel to the Welsh coast and rolling hills beyond.

Having been thoughtfully extended and modernised over the years, the property offers generous and well-proportioned living spaces throughout. The ground floor features a welcoming hallway that leads to the three reception rooms, a bright and airy sitting room, and a dining room that seamlessly connects to a charming conservatory, perfect for enjoying the tranquil surroundings. The modern kitchen is well fitted and is open plan to the utility room and cloakroom. The upper floor comprises three well-sized bedrooms, the two forward facing rooms enjoy the stunning outlook. Completing the accommodation is a modern family bathroom.

The rear garden is a true highlight—private, and backing directly onto the serene Dial Hill Woods, creating an idyllic retreat. At the front, two driveways provide ample parking, with one leading to a garage.

Ideally situated within walking distance of Clevedon's vibrant Hill Road, residents can enjoy an eclectic mix of cafés, shops, restaurants, and bars, all conveniently accessed via The Zig Zag path. This exceptional home seamlessly blends character, comfort, and convenience, making it a rare find in a prime location.



Stunning 1930s home with breathtaking views and idyllic gardens in a prime Clevedon location



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. Subject to your network.

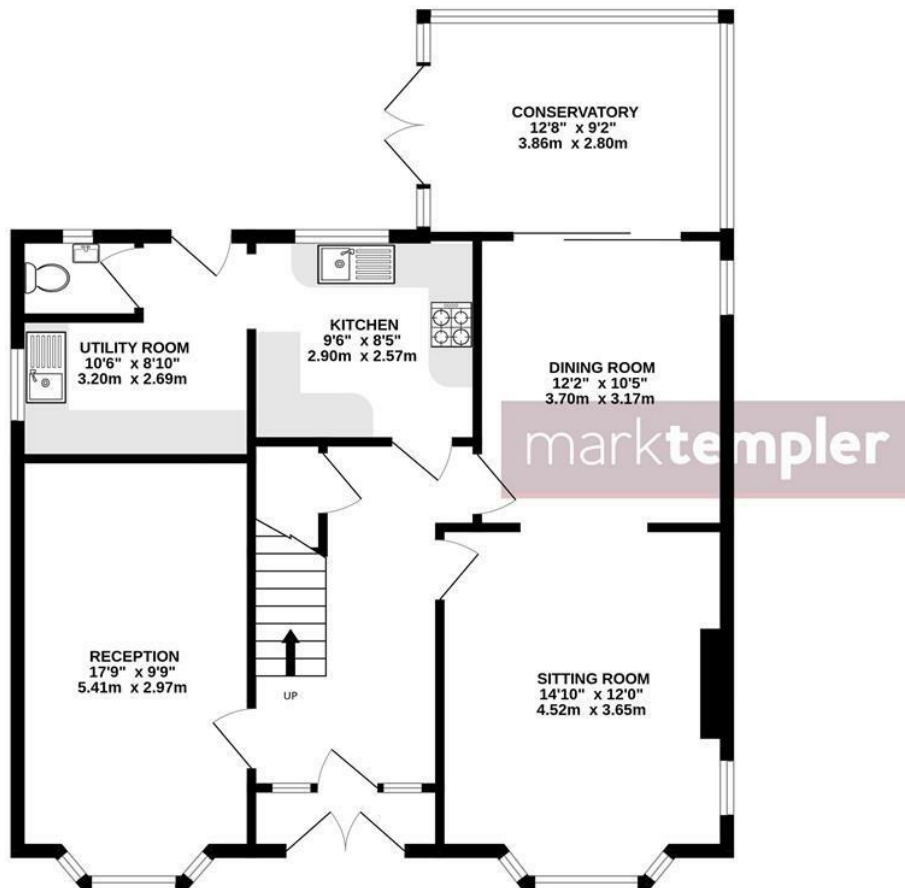
This information has either been sourced via the sellers of the property or [checker.ofcom.org.uk](https://www.ofcom.gov.uk/consult/condocs/broadband/broadbandchecker/) and is accurate to the best of knowledge.



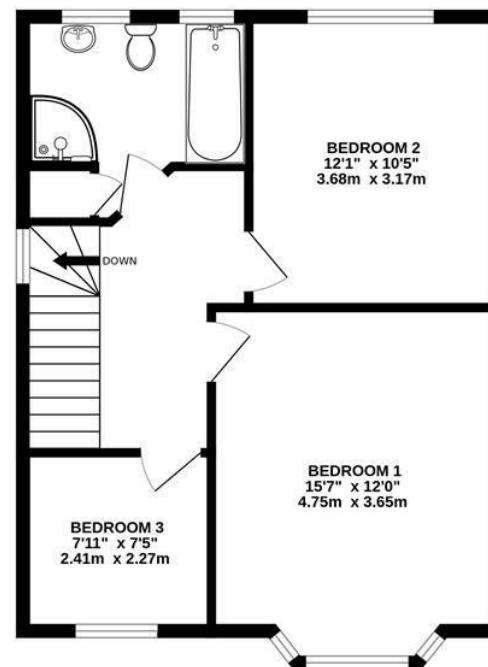
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GROUND FLOOR
886 sq.ft. (82.3 sq.m.) approx.



1ST FLOOR
516 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1402 sq.ft. (130.3 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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