

Griffin Road Clevedon BS21 6HJ

£495,000

marktempler

RESIDENTIAL SALES





Property Type
House - Terraced



How Big
1532.00 sq ft



Bedrooms
4



Reception Rooms
2



Bathrooms
2



Warmth
Gas Central Heating



Parking
On Street



Outside
Front & Rear



EPC Rating
C



Council Tax Band
C



Construction
Standard



Tenure
Freehold

This elegant four-bedroom Victorian terrace blends timeless character with modern comfort, offering beautifully presented living space across three well-designed floors. Period features such as original floorboards, high ceilings, and ornate fireplaces are thoughtfully preserved throughout, adding warmth and authenticity to this inviting home.

A welcoming entrance porch opens into a central hallway, leading to a cosy front sitting room with a traditional fireplace. To the rear, a spacious family room with a log burner offers flexibility—ideal as a relaxed second living area or equally suited for use as a formal dining room, depending on your lifestyle needs. At the heart of the home is a truly exceptional kitchen/dining room. Stylish units, a central island, and integrated appliances are paired with space for a range cooker and a designated utility area. Two lantern skylights flood the space with natural light, and large sliding doors open onto the rear garden, creating a perfect connection between indoors and out. A modern downstairs bathroom adds further convenience.

The first floor comprises a generous main bedroom, a further bedroom, and a sleek family bathroom featuring a separate shower and bath. On the top floor, two evenly proportioned bedrooms both benefit from built-in storage, ideal for growing families or those needing additional workspace.

Outside, the rear garden is a lovely extension of the living space, offering a lawn, mature borders, and two patio areas ideal for outdoor dining or relaxation. At the far end, an outbuilding has been transformed into a home office/garden room with a log burner and bar—perfect for year-round use. Beyond this, a garage with roller door offers rear access and practical storage.

With its blend of period features, flexible living space, and high-quality finishes throughout, this four-bedroom home is a rare find in a sought-after location.







Beautifully updated Victorian terrace with four bedrooms, period features, flexible living space, and a stylish kitchen opening to a lovely rear garden.



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 **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 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

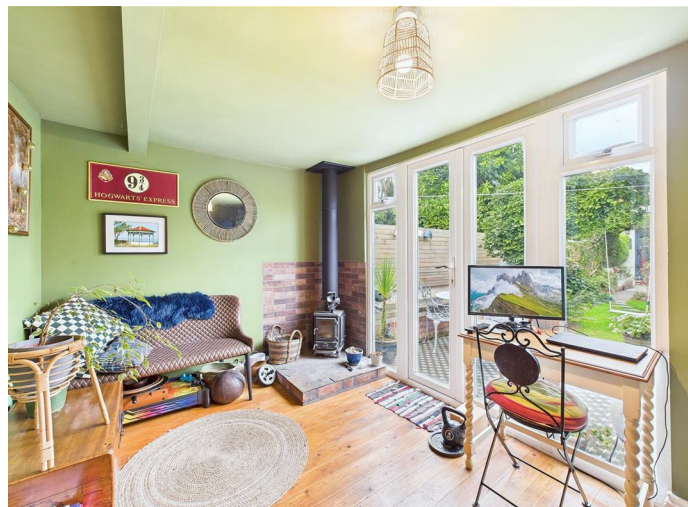
UTILITIES

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.



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