

Walton Road Clevedon BS21 6AN

£599,950

marktempler

RESIDENTIAL SALES





 Property Type House - Detached	 How Big 1778.00 sq ft
 Bedrooms 4	 Reception Rooms 2
 Bathrooms 2	 Warmth Gas Central Heating
 Parking Garage and Driveway	 Outside Front and Rear
 EPC Rating C	 Council Tax Band E
 Construction Standard	 Tenure Freehold

Sandlewood House is a modern detached family home, beautifully positioned within the highly regarded and picturesque Swiss Valley. The property offers generous and versatile accommodation which has been tastefully upgraded throughout, including a contemporary kitchen and bathrooms. Oak flooring and internal doors enhance the ground floor, creating a warm, welcoming and sociable living environment ideal for modern family life.

In brief, the accommodation comprises: a spacious entrance hallway with cloakroom/WC, a well-appointed kitchen with adjoining utility room, glass doors from the hallway open to the generous living room, and a separate dining room which opens into a delightful conservatory overlooking the rear garden – perfect for both everyday living and entertaining.

To the first floor are four well-proportioned bedrooms, including the principal bedroom with en suite, along with a modern family bathroom.

Externally, the property is set back from the road with ample off-road parking leading to the integral garage. The rear garden is of excellent size and enjoys a covered patio area directly accessed from the living room – ideal for al fresco dining and summer entertaining. Beyond lies a level lawn framed by established flower beds, creating a private and attractive outdoor space.

The location is ideal for families and commuters alike, offering quick access to Clevedon Secondary School and Clevedon Golf Club. Clevedon Town Centre is within comfortable walking distance, while the M&S food store is conveniently close by for everyday essentials.

A superb family home in a sought-after setting—early viewing is highly recommended.







A beautifully upgraded detached family home set within the highly sought-after Swiss Valley, offering easy access to Clevedon town centre, excellent for schools, and scenic countryside walks.



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £12 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

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 1000 Mbps and highest available upload speed 100 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](https://www.ofcom.gov.uk/consult/condocs/broadband/broadband-checker/) and is accurate to the best of knowledge.



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