

Valley Road Clevedon BS21 6AQ

Offers Over £500,000

marktempler

RESIDENTIAL SALES





Set within the highly sought-after Swiss Valley area of East Clevedon, this modern, extended, and beautifully enhanced family home offers a superb layout, thoughtfully designed for contemporary family living.

Inside, the property features spacious and well-balanced accommodation arranged over two floors. On the ground floor, a generous living room provides a welcoming space to relax, while the stylish kitchen/dining room includes double doors opening onto the rear garden—perfect for al fresco dining and entertaining. A versatile study/playroom, cloakroom and a separate utility room further enhance the home's functionality, ideal for the demands of modern family life.

Upstairs, four well-proportioned bedrooms offer plenty of space for a growing family. The principal bedroom benefits from its own en-suite shower room, while the remaining three bedrooms are served by a large, contemporary family bathroom complete with both a walk-in shower and a freestanding bath.

Outside, the property enjoys a private and enclosed rear garden—ideal for children to play safely or for hosting summer gatherings on the patio. The established front garden and private driveway provide both kerb appeal and off-street parking.

Perfectly positioned for family living, the Swiss Valley offers close proximity to both primary and secondary schools. Local amenities include the popular Old Inn, a welcoming spot for a family meal or relaxed drink, and a nearby M&S Food for everyday convenience.

Modern family living doesn't get much more convenient—or more desirable—than this.



Modern, Extended & Immaculately Presented Family Home in Swiss Valley, East Clevedon



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 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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