

The Avenue Clevedon BS21 7ED

£945,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

House - Semi-Detached



HOW BIG

2410.00 sq ft



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas central heating



PARKING

Driveway and workshop



OUTSIDE SPACE

Front and rear



EPC RATING

E



COUNCIL TAX BAND

D

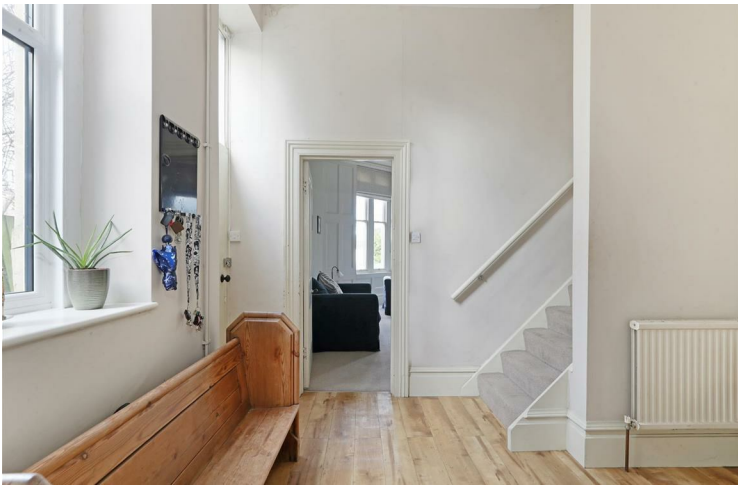
This Victorian family home offers spacious proportions and is filled with charm and character, making it a truly unique and elegant residence. As you step inside, you are greeted by a welcoming entrance that sets the tone for the rest of the property. The house boasts a contemporary kitchen extension, seamlessly blending modern convenience with the timeless charm of the original architecture.

The accommodation is spread over three floors, providing ample space for a growing family. On the ground floor, you will find a cloakroom and a stunning formal drawing room, perfect for entertaining guests or enjoying quiet evenings with loved ones. Towards the rear of the house, a cosy family room opens up to a contemporary extension. This extension features bi-folding doors, skylights, and a vaulted ceiling, flooding the space with natural light and creating a wonderful atmosphere for the kitchen/dining room. Moving upstairs, the first and second floors offer four generously sized double bedrooms, ensuring that everyone in the family has their own private sanctuary. Additionally, there is a modern family bathroom and separate shower room.

Outside, the property boasts a driveway with plenty of parking space, as well as a convenient store/workshop. The cleverly designed gardens at the rear of the house offer a large timber deck that adjoins the bi-folding doors, a gently sloping lawn leads away from the house to a purpose-built garden studio. This versatile studio can be utilised as a home office or a gym, providing the perfect space for work or leisure activities.

Situated on The Avenue, one of Clevedon's most prestigious roads, this home is nestled in the heart of Upper Clevedon, a beautiful location that is highly regarded by local residents.







Victorian family home - This elegant property boasts an abundance of well designed space both internally and externally.



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

Proof of identification - we need to run an electronic check for all purchasers of the property. To do this, we need your full name including titles, dates of births and residential address(s) for the last three years. The ID check is at no cost.

Proof of funding - if a mortgage is required, we need to see an up-to-date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash, we will need to see an official statement of the funds required.

Proof of chain - if you are selling your home with another agent, we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral fee £175 + VAT, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Centre - Mortgage Advisors Referral Fee 20% of the net commission received. All referral fees are included



Up your street...

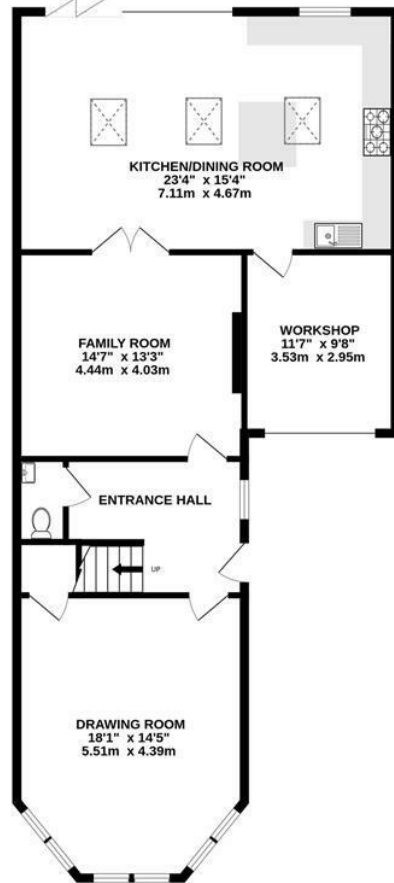


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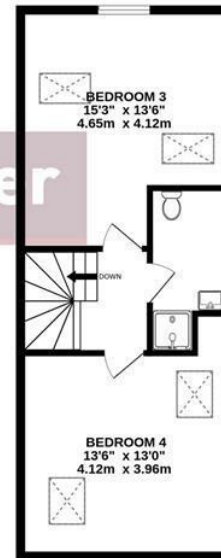
GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.



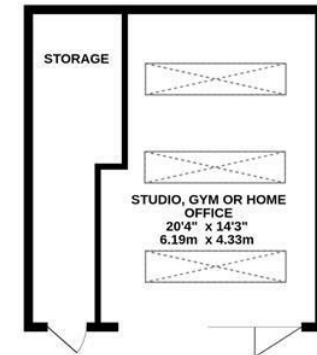
1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



2ND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



OUTBUILDING
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 2410 sq.ft. (223.9 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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