

Robin Lane Clevedon BS21 7EX

£645,000

marktempler

RESIDENTIAL SALES





**Property Type**  
House - Detached



**How Big**  
1530.00 sq ft



**Bedrooms**  
3



**Reception Rooms**  
1



**Bathrooms**  
2



**Warmth**  
Gas Central Heating



**Parking**  
Garage and Driveway



**Outside**  
Mature Gardens



**EPC Rating**  
D



**Council Tax Band**  
E



**Construction**  
Standard



**Tenure**  
Freehold

Positioned within a much admired area of Upper Clevedon, towards the top of Robin Lane, this attractive 1920s detached home combines character, versatile accommodation and exciting future potential. Set within mature gardens and offered for sale with no onward chain, the property presents a rare opportunity within this highly regarded area.

A glazed entrance porch opens into a welcoming central hallway, with glimpses towards the Bristol Channel beyond. The principal living space is arranged as a generous open-plan room, where a bay window fills the room with natural light. Taking centre stage is an impressive quad-sided feature fireplace, creating a striking focal point and helping to define the living areas. To the rear, the kitchen opens into a conservatory which is used as a breakfast room, enjoying views across the gardens.

The ground floor provides flexible accommodation, including a spacious bay-fronted double bedroom with built-in wardrobes, alongside a shower room and a large family bathroom. Upstairs, the landing leads to two further bedrooms. The existing layout may also offer scope to enlarge the first-floor accommodation, subject to any necessary planning permissions and consents.

Outside, the gardens are a particular highlight, with established flower beds, lawns and private seating areas creating a peaceful setting. The gardens enjoy a high degree of privacy, while a driveway to the side leads to a detached garage providing parking and useful storage.

Upper Clevedon is prized for its leafy surroundings and excellent access to local amenities. Woodland walks are nearby, as is Clevedon Cricket Club, while the Zig Zag provides a picturesque route to Hill Road's independent shops, cafés and restaurants. Coastal walks lead to Ladye Bay and to Clevedon's iconic seafront and pier.

Offering charm, flexibility and further potential in a sought-after location, this delightful detached home is ready for its next chapter



"A charming detached home combining character, privacy and potential, perfectly positioned within one of Clevedon's most sought-after hillside locations."



#### 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

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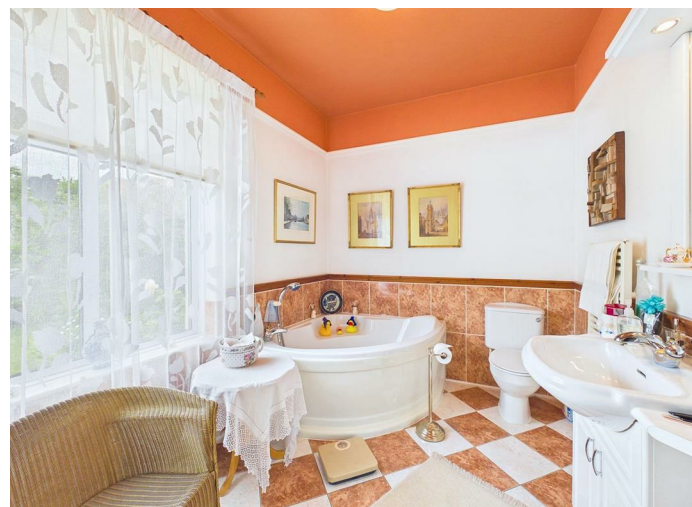
### UTILITIES

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 and is accurate to the best of knowledge.



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