

Walton Pines Clevedon BS21 7BJ

£279,950

marktempler

RESIDENTIAL SALES





Property Type
Apartment



How Big
764.00 sq ft



Bedrooms
2



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Allocated Space



Outside
None



EPC Rating
D



Council Tax Band
B



Construction
Standard



Tenure
Leasehold

Set within an imposing Victorian villa on one of Clevedon's most prestigious coastal terraces, this beautifully presented top floor apartment enjoys truly breathtaking panoramic views across the Bristol Channel. Stretching from Clevedon's iconic pier to the Prince of Wales Bridge, the ever-changing seascape provides a spectacular backdrop and makes this a home that is as impressive as it is inviting.

Accessed via a well-maintained communal entrance, complete with the original front door and elegant staircase, the apartment immediately offers a wonderful sense of character and charm. Inside, a spacious hallway leads to all principal rooms, with natural light flowing throughout. To the rear, the generous sitting room is perfectly positioned to capture the outstanding coastal views, creating an ideal space to relax whilst watching the tide roll in. The contemporary kitchen/dining room also enjoys the same remarkable outlook, making everyday cooking and entertaining a real pleasure.

To the front of the apartment are two well-proportioned double bedrooms, both benefiting from a peaceful leafy outlook towards Upper Clevedon. A modern bathroom and a useful storage cupboard complete the well-balanced accommodation.

Outside, the property benefits from an allocated parking space. Whilst there are no communal gardens, a charming public green space is just around the corner, with footpaths leading down to Ladye Bay and Clevedon's picturesque seafront.

Wellington Terrace has long been regarded as one of Clevedon's most sought-after addresses, perfectly positioned just moments from the promenade and the independent cafés, restaurants and boutiques of Hill Road. Combining elegant period surroundings, modern interiors and exceptional coastal views, this is a rare opportunity to enjoy one of the town's most desirable lifestyles.



"Watching the sun set across the Bristol Channel from your own sitting room never loses its magic."



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £24 (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. 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.

LEASE INFORMATION

Lease 999 years from 09/07/1976

Service Charge £1,200 pa

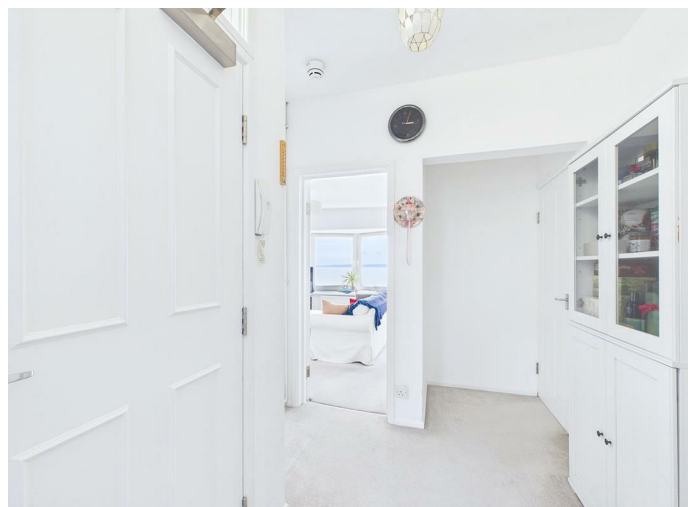
Ground Rent = £7 pa

The lease does not permit pets

The lease permits letting

The lease does not permit Holiday lets/Air BNB

This information has been supplied by the vendor at the time of marketing and is correct to the best of our knowledge. We would recommend that any interested party seeks verification of this information from their solicitor prior to purchase.



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