

Walton Road Clevedon BS21 6AN

£499,950

marktempler

RESIDENTIAL SALES





Property Type

Bungalow - Detached



How Big

1297.00 sq ft



Bedrooms

3



Reception Rooms

2



Bathrooms

1



Warmth

Gas Central Heating



Parking

Driveway & Garage



Outside

Front & Rear



EPC Rating

D



Council Tax Band

E



Construction

Standard



Tenure

Freehold

Occupying a generous plot on the edge of Clevedon, within the picturesque Swiss Valley and close to a wealth of countryside and woodland walks, this detached bungalow offers spacious and well-balanced accommodation in a highly desirable location. Clevedon town centre is also within a relatively level walk, providing convenient access to a range of shops, cafés and amenities.

The property enjoys excellent kerb appeal and is approached via an attractive front garden laid to chippings, leading to an entrance porch and spacious central hallway. The accommodation comprises a bright sitting room featuring a log burner, a separate dining room and a well-appointed kitchen offering ample storage, with a door leading through to the conservatory and onward access to the rear garden.

There are three bedrooms, including a generous principal bedroom with fitted triple wardrobes, together with a family bathroom featuring both a bath and separate shower.

Outside, the sunny rear garden enjoys a delightful woodland backdrop and has been thoughtfully arranged with a level lawn, raised patio and a variety of established flowerbeds, creating a peaceful space for relaxation and entertaining. A gated driveway to the rear provides parking for at least two vehicles and leads to a bespoke-sized garage with power and double doors. Adjoining this is a useful workshop incorporating a utility cupboard with space for a washing machine.

Offered for sale with no onward chain, this appealing bungalow combines generous outdoor space, practical accommodation and a sought-after setting close to both nature and town amenities.



A well-proportioned detached bungalow occupying a generous plot, with ample parking, a garage and workshop, close to Clevedon Centre and countryside walks.



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 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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