

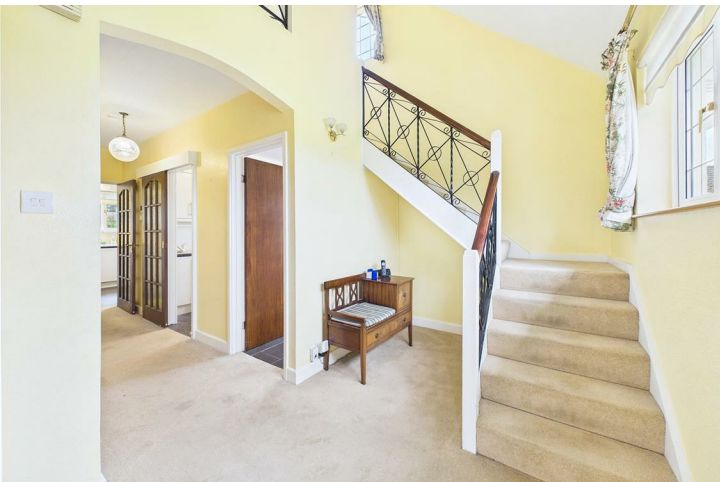
Clevedon Road Clevedon BS21 6RX

£645,000

marktempler

RESIDENTIAL SALES





Property Type
House - Detached



How Big
1989.00 sq ft



Bedrooms
4



Reception Rooms
2



Bathrooms
2



Warmth
Gas Central Heating



Parking
Garage and Driveway



Outside
Front and Rear



EPC Rating



Council Tax Band
F



Construction
Standard



Tenure
Freehold

This charming and individual home, built in the 1960s to a bespoke design, occupies a generous plot within the highly sought-after village of Tickenham. Set back from the road and approached via a gated driveway, the property offers spacious and versatile accommodation with excellent potential to enhance, reconfigure or extend. Available with no onward chain, this is a rare opportunity to create a truly special home in a desirable semi-rural setting.

An enclosed storm porch opens into a striking entrance hallway, featuring a vaulted ceiling and galleried landing that immediately sets the tone for the home's individuality. From here, the formal dining room showcases distinctive feature windows, with double doors leading through to a dual aspect living room complete with open fireplace and French doors opening onto the garden.

Continuing through the hallway, there is a cloakroom and utility room, before reaching the fitted kitchen and a versatile third bedroom or additional reception room, both enjoying views over the rear garden.

The first floor is currently arranged with two generous double bedrooms, a study or single fourth bedroom, and a spacious family bathroom. The principal bedroom benefits from its own en-suite shower room. The layout offers clear scope for alteration to suit modern family living.

The property sits within a generous plot, with a large front garden laid mainly to lawn and bordered by established shrubs and planting, including a striking specimen cedar tree. A long gated driveway provides ample parking and leads to a single garage.

The rear garden is a private and well-established space, featuring a central lawn, mature planting, and a characterful apple tree. A conservatory and adjoining garden store add further versatility and potential.

Tickenham is a popular and well-regarded village positioned between Clevedon and Nailsea, offering a balance of countryside living with excellent connectivity. The village benefits from a primary school, local amenities and a regular bus service providing access to Bristol, making it particularly appealing to families and commuting professionals.

Offering space, character and exciting potential, this unique home presents a wonderful opportunity for buyers looking to create a long-term family residence in a prime village setting, all with the added benefit of no onward chain.



“A unique home full of character, space and exciting potential in a peaceful village setting.”



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 1000 Mbps and highest available upload speed 100 Mbps. Mobile coverage is good outdoor and variable 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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