Hallam Road Clevedon BS21 7SE | **Guide Price £725,000**

marktempler
RESIDENTIAL SALES

Property Type
House - Semi-Detached

How Big
1855.00 sq ft

Bedrooms
5

Reception Rooms
3

Bathrooms
2

Warmth
Gas Central Heating

Parking
On Street

Outside
Front & Rear

EPC Rating
E

Council Tax Band
F

Construction
Standard

Tenure
Freehold

This sizeable Victorian villa in central Mid Clevedon offers elegant period features, generous accommodation across four levels and excellent scope for improvement. Now in need of renovation, the property presents an exciting opportunity to develop and restore.

Occupying a highly convenient position, the property is within comfortable walking distance of Clevedon seafront along with the popular shops, cafés and restaurants of Hill Road and Alexandra Road. Designed over three floors plus a cellar, the home boasts impressive room dimensions throughout and retains a wealth of character features including fireplaces, high ceilings and decorative cornicing.

A porch leads into a central entrance hall which provides access to the principal ground floor rooms. The living space includes a sitting room, family room and breakfast room, offering excellent versatility for modern family living. To the rear, the kitchen incorporates a utility area and provides direct access into the garden. A downstairs cloakroom completes the ground floor. Across the upper floors are five bedrooms, including a guest bedroom served by its own shower room. A family bathroom and additional cloakroom provide further convenience, while numerous storage cupboards can be found throughout the house.

The cellar houses the gas boiler and provides excellent storage space, with potential to convert into additional habitable accommodation if desired, subject to the necessary permissions.

Outside, the rear garden offers a combination of patio and lawn along with an external store. The secluded space is enclosed by mature trees and bushes, creating a private and established setting.

Parking is currently available on street, although there is potential to create off-street parking to the front by converting the existing front garden, subject to any required permissions.

Substantial five-bedroom Victorian villa in central Mid Clevedon, offering generous accommodation, period features, garden and exceptional scope to renovate.

HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

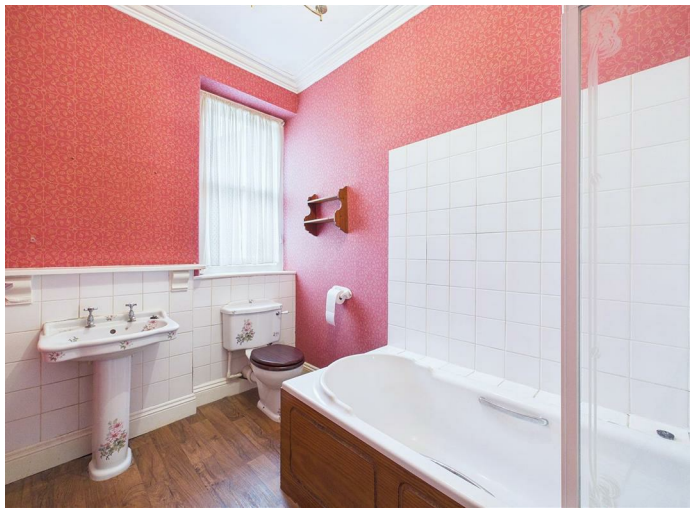
Proof of Identification - Please note there is a £12 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original 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 1800 Mbps and highest available upload speed 1000 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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