Walton Bay Clevedon BS21 7AZ | **£830,000**

marktempler
RESIDENTIAL SALES









Property Type
House - Detached

How Big
2530.00 sq ft

Bedrooms
5

Reception Rooms
3

Bathrooms
3

Warmth
Air Source Heat Pump

Parking
Garage and Driveway

Outside
Front and Rear

EPC Rating
C

Council Tax Band
F

Construction
Standard

Tenure
Freehold

Positioned along the coast road between Clevedon and Portishead, this substantial detached family home enjoys an enviable coastal setting, with panoramic views stretching across the Bristol Channel towards the Welsh coastline and beyond. Extended and upgraded to meet the demands of modern family life, the property offers versatile accommodation arranged over three floors, equally suited to multi-generational living or families seeking space to grow, work and entertain.

Approached from the rear, the property opens into a practical boot/utility room with an adjoining cloakroom, leading through to an impressive open-plan kitchen, dining and family room. This light-filled social space forms the heart of the home, with an island and sliding doors opening directly onto the patio and terrace, creating a natural connection between indoor and outdoor living. A separate study, with further garden access, completes this level.

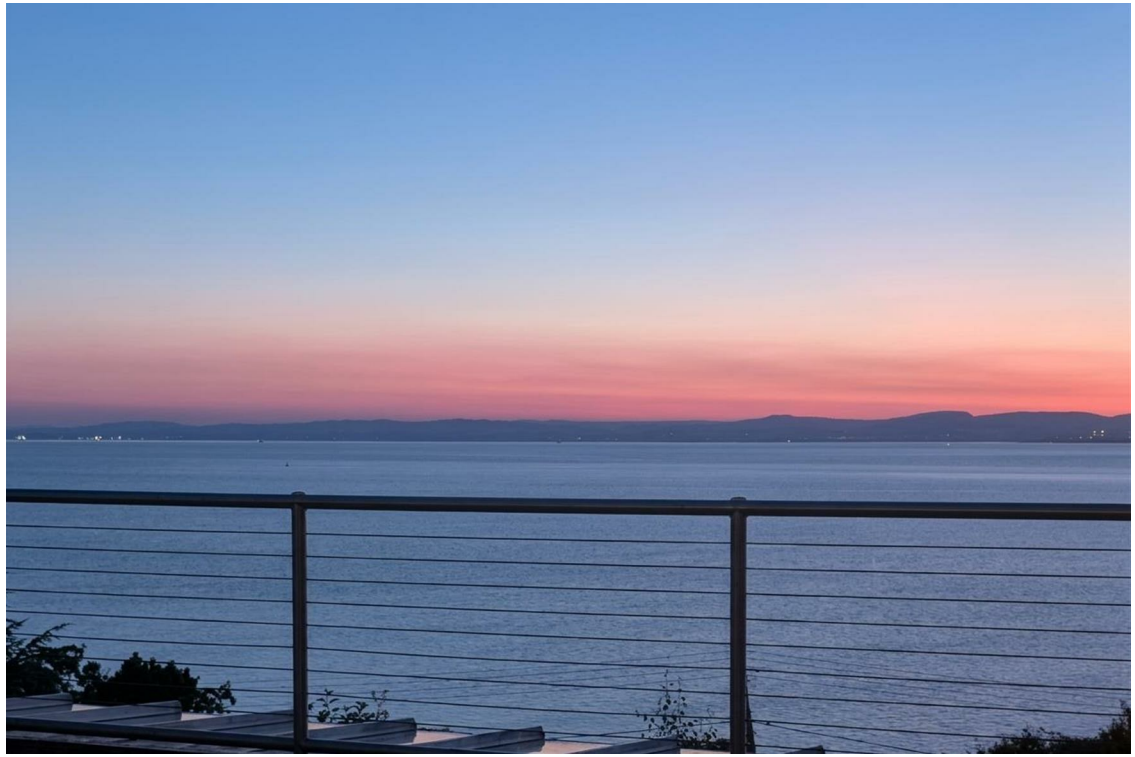
The welcoming entrance hall occupies the middle floor, leading through to a generous living room where an inset woodburning stove creates a cosy focal point. Large glazed doors frame the spectacular coastal outlook and open onto a roof terrace, providing the perfect spot to enjoy the views. Two further bedrooms occupy either side of this floor, each side benefiting from its own contemporary shower room.

The entire upper floor is dedicated to the principal suite, creating a private retreat complete with a study or dressing area, walk-in wardrobes, additional storage and a spacious en-suite bathroom.

Outside, gardens extend to both the front and rear, with generous terraces and patios adjoining the house, ideal for entertaining and enjoying the coastal setting. Steps lead down to a driveway with EV charging, carport and double garage, alongside an enclosed area of level lawn providing a safe space for younger children to play.

Coastal and countryside walks on the doorstep and the amenities of Clevedon and Portishead just a short drive away.

















"Space to bring everyone together, with spectacular coastal views providing the perfect backdrop to everyday life."





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

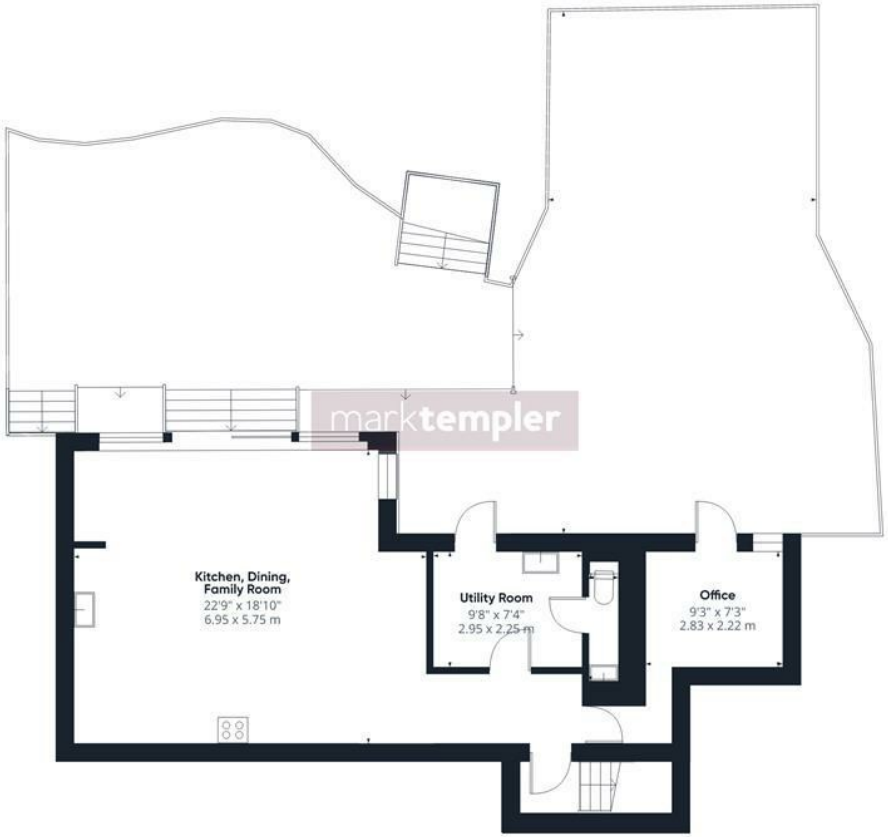
UTILITIES
Mains electricity and water.
Air source heat pump.
Solar panels - owned.
Septic Tank.

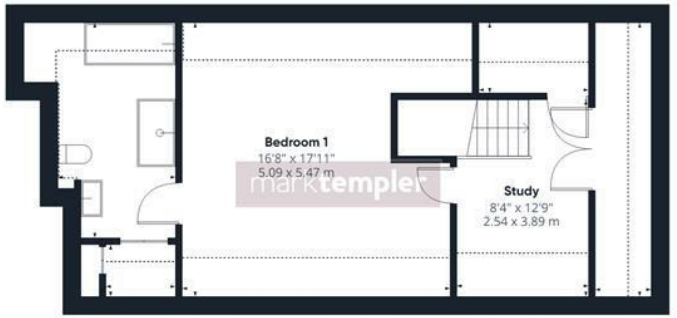
BROADBAND AND MOBILE COVERAGE
Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.
Mobile coverage is good outdoor. Subject to your network.

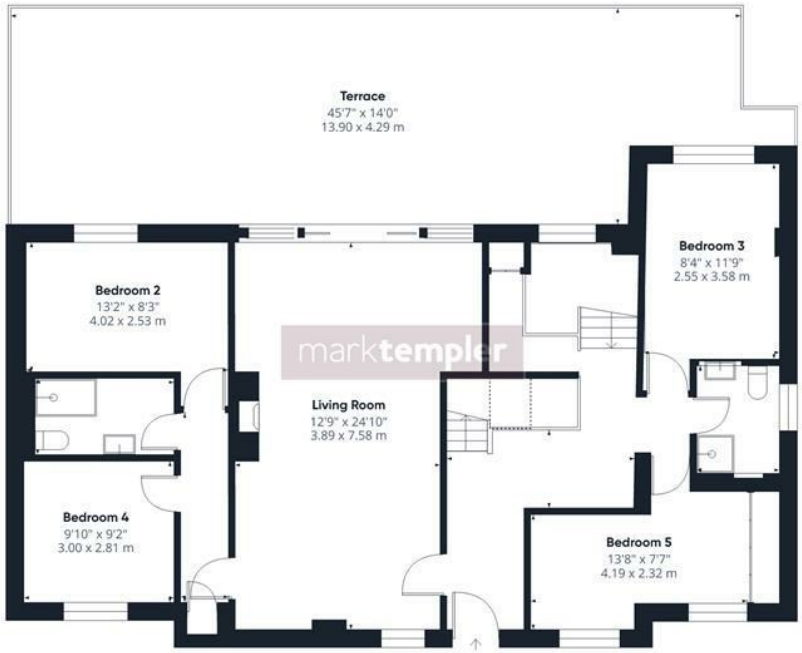
This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.

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