

Wellington Terrace Clevedon BS21 7PS

£325,000

marktempler

RESIDENTIAL SALES





Property Type
First Floor Apartment



How Big
689.00 sq ft



Bedrooms
2



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Communal Parking To
Rear



Outside
Communal Gardens



EPC Rating
E



Council Tax Band
B



Construction
Standard



Tenure
Leasehold

Occupying an enviable coastal position within an attractive Victorian mansion, Picton House is a charming first-floor apartment dating from circa 1860, enjoying exceptional panoramic views across the Bristol Channel towards the Welsh hills.

The property is approached via an attractive external entrance leading to a communal hall. Stepping inside, the apartment begins with a central hallway accessing all rooms. Light and well-proportioned throughout, the apartment offers two comfortable double bedrooms, together with a wonderful drawing room which forms the heart of the home. Featuring an attractive fireplace and positioned to make the most of the outstanding coastal outlook, this is a particularly impressive reception space. The accommodation is completed by a separate kitchen and bathroom, with access to the loft providing useful additional storage. A gas boiler was installed in April 2025.

Externally, residents benefit from the use of the communal gardens, which are arranged over various tiers and provide a number of pleasant seating and relaxation areas from which to enjoy the superb views. Parking is available to the rear of the building on a first come, first served basis accessed via a driveway to the right hand side of the building.

With its characterful Victorian setting, bright accommodation, superb views and sought-after coastal position, Picton House offers a rare opportunity to acquire a spacious apartment with genuine charm and an exceptional outlook.

Clevedon is a traditional Victorian town, famous for its spectacular sunsets. Hill Road is renowned for its independent boutique shops, cafés and restaurants, offering a wonderful selection of places to browse, eat and relax. The town is also home to the only Grade I Listed pier in the UK, while the beautiful seafront provides the perfect setting for scenic walks and enjoying the ever-changing coastal views.



Charming Victorian apartment with panoramic Bristol Channel views, two bedrooms, spacious drawing room, communal gardens and sought-after coastal setting.



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 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.

LEASE INFORMATION

999 year lease from 25.03.1981

Service Charge = £1,650 pa by two half yearly instalments

Freehold = We understand the new purchaser will benefit from a share of the freehold.

The lease permits pets with consent from management company.

The lease permits letting.

Holiday lets/Air BNB – We are advised this is not permitted.

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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