Old Church Road Clevedon BS21 7UD | **Guide Price £400,000**

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RESIDENTIAL SALES

Property Type
Bungalow - Detached

How Big
850.00 sq ft

Bedrooms
3

Reception Rooms
2

Bathrooms
1

Warmth
Gas Central Heating

Parking
Driveway & Garage

Outside
Extensive Plot

EPC Rating
D

Council Tax Band
C

Construction
Non-Standard
(Woolaway)

Tenure
Freehold

Situated in a highly sought-after location close to Clevedon Seafront, this detached three-bedroom bungalow offers a rare opportunity to acquire a property with extensive gardens, a generous plot and excellent potential for improvement. Tucked away and set back from the road, the property enjoys a private position within easy reach of local amenities, including West End Post Office and shop, while being almost immediately accessible to Poets Walk and Marshalls Field, offering beautiful coastal walks.

Approached via a long gated driveway, the property is complemented by a mature front garden and detached pre-fabricated garage. The accommodation begins with an entrance porch leading into the home, with a front-facing sitting room and a kitchen/dining room positioned to the rear. The kitchen connects through to a conservatory overlooking the gardens, providing an enjoyable space to appreciate the outdoor surroundings. The property offers three bedrooms, including two generous double bedrooms and a further single bedroom, alongside a bathroom and separate WC. In need of some modernisation, the bungalow provides an exciting opportunity for a buyer to update and personalise the accommodation.

Outside, the extensive rear gardens are a particular feature, enjoying a secluded and southerly-facing aspect. The garden provides a large area of lawn, patio seating and is enclosed by fencing and mature hedging, creating a private outdoor space.

Offering a superb position, generous gardens and significant potential, this property is an excellent opportunity for those seeking a coastal bungalow in a desirable location.

Please note the property is of non-standard construction (Woolaway) and is considered unsuitable for mainstream mortgage lending, with purchase recommended for cash buyers only. We understand that the property may be capable of future refurbishment through a brick replacement scheme, subject to the necessary planning permissions and building regulations approvals.

A detached three-bedroom bungalow with extensive gardens, private setting and excellent potential, requiring modernisation and available for cash buyers only.

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 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.

WOOLAWAY CONSTRUCTION
We understand that the property is of Woolaway PRC (precast reinforced concrete) non-standard construction. Prospective purchasers are advised to the property is unlikely to be mortgageable and therefore available to cash purchasers only.

WHAT DOES WOOLAWAY MEAN?
Woolaway refers to a proprietary precast reinforced concrete (PRC) house design developed by the Woolaway company.
These properties were mainly built in the post-war period as an alternative to traditional brick construction.
They are classed as non-standard construction because the main structural elements are not traditional brick and block cavity walls.

CAN A WOOLAWAY BE CHANGED?
We understand that a Woolaway construction can be refurbished or 'bricked up' subject to planning permission and/or building regulations.

Staff Disclaimer
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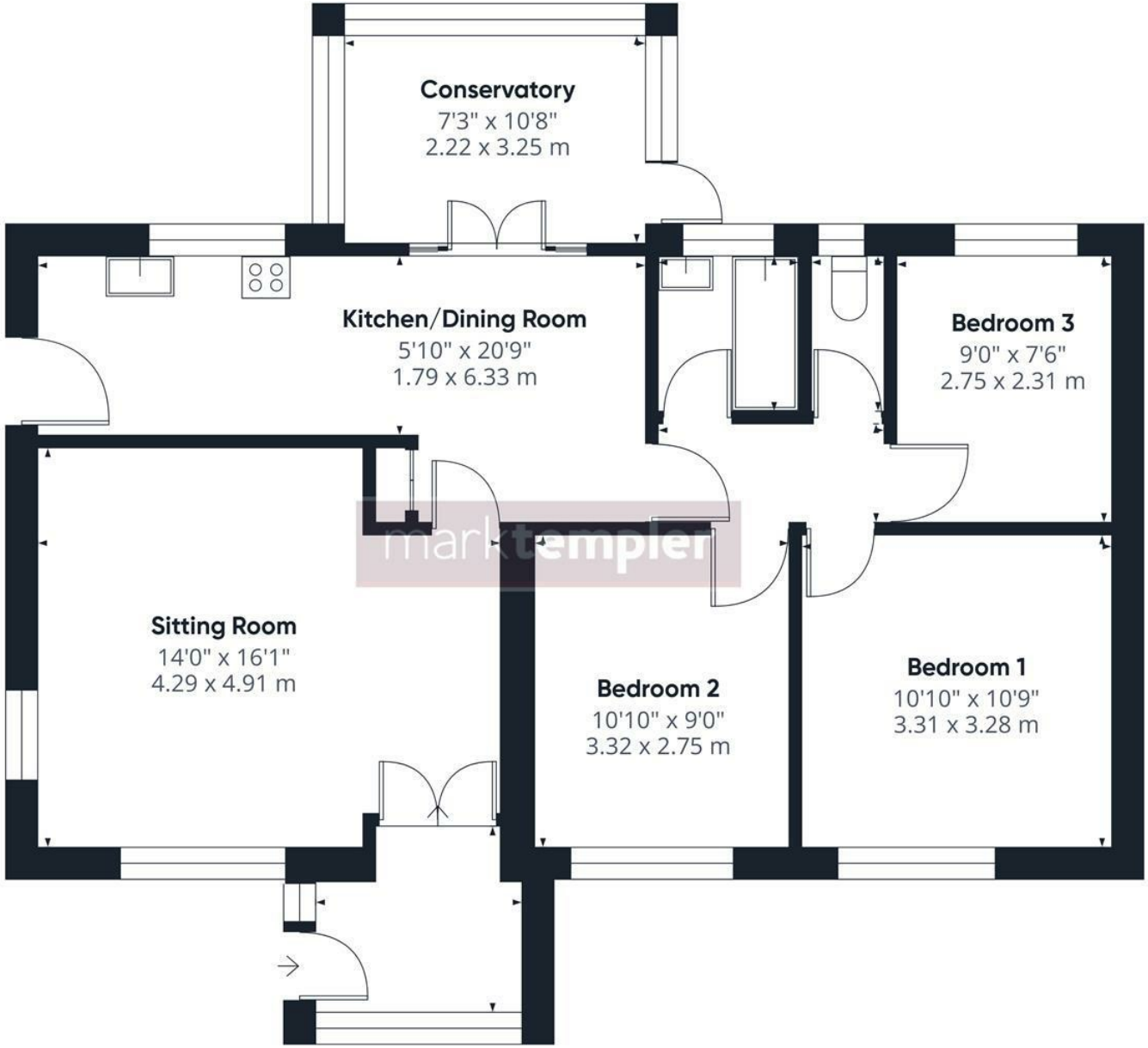

The Property Ombudsman

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