

Castle Road Clevedon BS21 7BX

£710,000

marktempler

RESIDENTIAL SALES





Property Type
House - Detached



How Big
1217.00 sq ft



Bedrooms
3



Reception Rooms
3



Bathrooms
2



Warmth
Gas Central Heating



Parking
Driveway



Outside
Gardens To Front



EPC Rating
D



Council Tax Band
F



Construction
Standard



Tenure
Freehold

The Coach House is a beautiful three-bedroom detached home, combining the charm and character of a period building with a stylish modern addition and contemporary interiors. Filled with natural light throughout, the property offers a wonderful blend of period features, spacious living areas and modern comforts.

Approached via a private parking area providing space for at least two cars, a gate opens into the beautifully established front gardens. The gardens are a particular feature of the property, with a BBQ area, level lawn, spacious mature flowerbeds and a raised patio leading to the entrance.

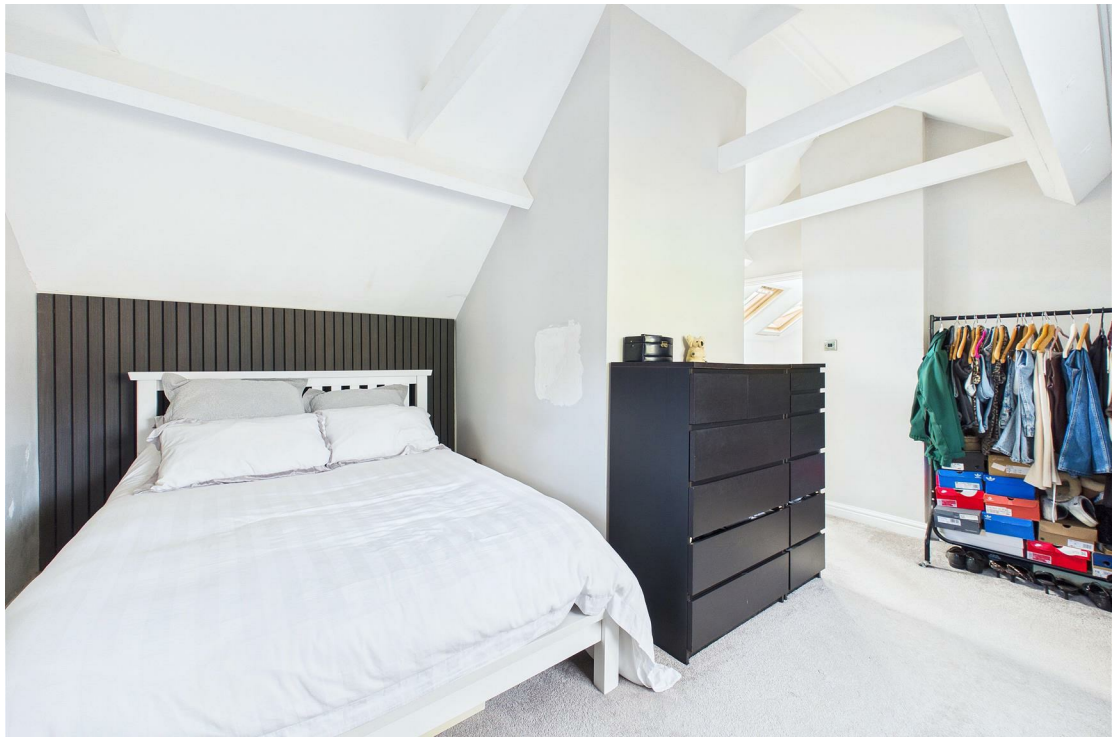
Inside, a welcoming central hallway features a striking dual-aspect log burner and provides access to the principal living spaces. The cosy sitting room benefits from the log burner, creating a warm and inviting space, while the adjoining family/dining room is flooded with natural light and features bi-folding doors opening directly onto the garden patio. The stylish kitchen is fitted with quartz worktops, integrated appliances and a central island with seating, with sliding doors providing further access to the garden. A separate utility room with modern fitted units provides useful additional storage and workspace. Also overlooking the garden is a well-positioned home office, ideal for those working from home or requiring a dedicated study space.

Upstairs, there are three well-proportioned bedrooms, each benefiting from vaulted ceilings which create an additional sense of space and light. The principal bedroom enjoys the added benefit of a contemporary en-suite shower, while the main bathroom is fitted with a modern walk-in shower.

Ideally situated, the property is within a short walk of Clevedon Golf Club and the picturesque Ladye Bay, while Clevedon seafront is approximately a 15-minute walk away. The popular Hill Road is also within easy reach, offering a fantastic selection of independent shops, cafes and restaurants.

The Coach House offers a rare combination of period character, contemporary living, beautiful established gardens and a highly desirable Clevedon location.







Beautiful detached three-bedroom home blending period character with contemporary living, mature gardens and a sought-after location close to Clevedon's amenities.



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 1000 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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