

Castle Road Clevedon BS21 7AA













£950,000

marktempler

RESIDENTIAL SALES





 Property Type Semi Detached Cottage	 How Big 2093.00 sq ft
 Bedrooms 4	 Reception Rooms 3
 Bathrooms 2	 Warmth Gas Central Heating
 Parking Driveway, Carport & Garage	 Outside Front, Side & Rear
 EPC Rating	 Council Tax Band D
 Construction Standard	 Tenure Freehold

This exceptional semi-detached home has been comprehensively renovated in recent years, combining high-quality contemporary finishes with the charm of an original cottage, thoughtfully extended over time to create a spacious and versatile family home.

Occupying a peaceful and enviable position within the grounds of Clevedon Castle and Golf Club, the property is perfectly suited to those seeking a tranquil setting, particularly golf enthusiasts, while remaining within walking distance of Clevedon School and just a short stroll from Ladye Bay.

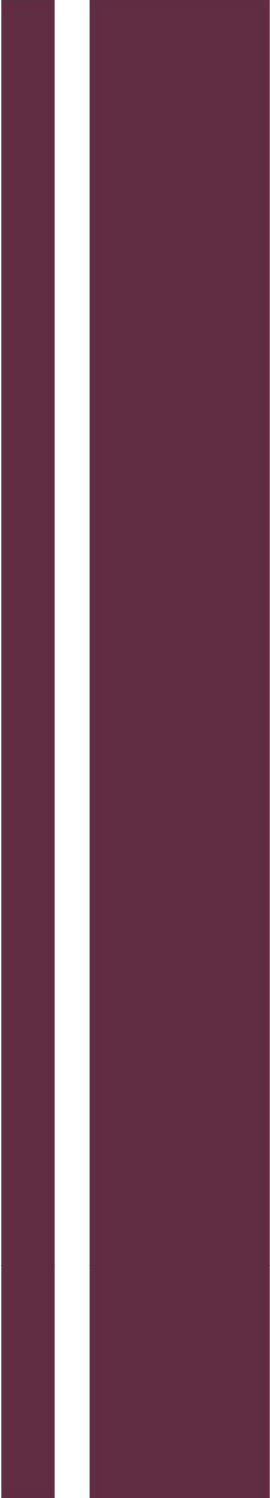
The accommodation is beautifully arranged, beginning with a welcoming entrance hall leading to three reception rooms, all enjoying views over the rear gardens. These include a bright living room with log burner, a dining room with feature fireplace, and a study, offering excellent flexibility for modern living. The kitchen/breakfast room is fitted with contemporary units and integrated appliances, including Neff ovens, complemented by a separate utility room and downstairs cloakroom. Upstairs, a central landing leads to four well-proportioned double bedrooms and two modern bathrooms, with several rooms enjoying far-reaching views from the first floor.

Externally, the property is set within wraparound gardens, offering a wonderful sense of space and privacy. A generous rear patio with metal pergola leads onto a lawn enclosed by mature hedging and trees, while additional lawned areas sit to the side and front, with space for a greenhouse. The garden also enjoys a variety of fruit trees including plums, apples, pears and figs.

A driveway provides parking for several vehicles, alongside a carport and an excellent double garage fitted with single roller door. The garage offers superb versatility, ideal for car or motorbike enthusiasts, while also providing ample space for a workshop, storage, or a range of hobbies, with convenient side access.

This is a rare opportunity to acquire a beautifully finished home in one of Upper Clevedon's most desirable locations, offering a perfect balance of lifestyle, space and setting.







Beautifully renovated four-bedroom semi-detached home in Upper Clevedon, offering three reception rooms, modern kitchen, two bathrooms, and wraparound gardens with patios and lawns. Set in a peaceful location with scenic views, ideal for families or those seeking space and character.



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.

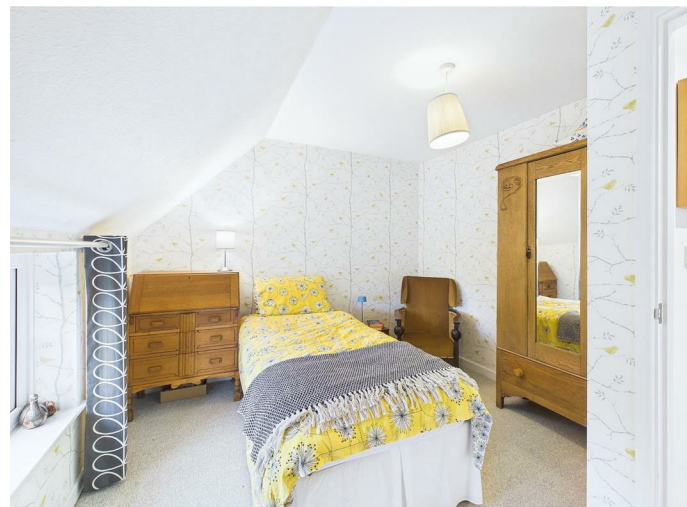
BROADBAND AND MOBILE COVERAGE

Standard broadband available with highest available download speed 23 Mbps and highest available upload speed 2 Mbps.

You may be able to obtain broadband service from fixed wireless access providers covering this area – EE

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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