

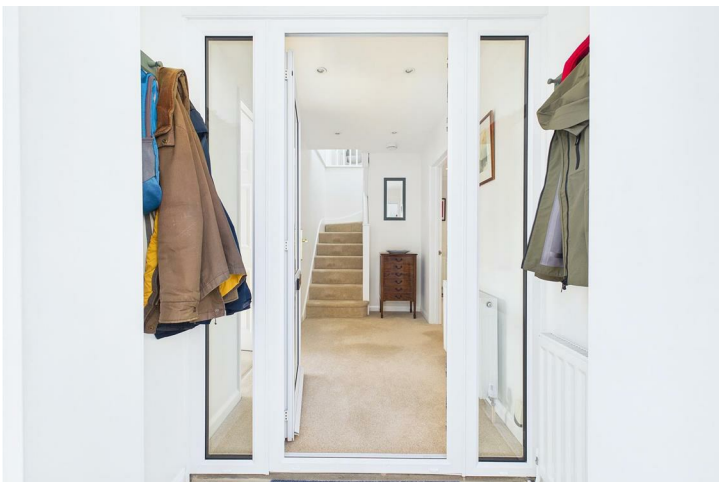
The Croft Clevedon BS21 6AT

£558,500

marktempler

RESIDENTIAL SALES





Property Type
House - Detached



How Big
1338.00 sq ft



Bedrooms
4



Reception Rooms
2



Bathrooms
2



Warmth



Parking



Outside



EPC Rating
D



Council Tax Band
E



Construction



Tenure
Freehold

Set within a leafy cul-de-sac on the fringe of the Gordano Valley, this extended and refurbished chalet-style home offers generous family accommodation in one of Clevedon's most desirable locations. Situated in Swiss Valley, the property combines a peaceful setting with easy access to woodland walks, local schools and the amenities of the town centre, making it an appealing choice for families seeking space and convenience.

Thoughtfully extended and improved in recent years, the home offers well-balanced accommodation arranged over two floors. The ground floor features a bright sitting room with a bay window, while the kitchen and dining areas span the rear of the property, enjoying views across the garden. The stylish contemporary kitchen incorporates integrated appliances and opens onto the dining area, which sits two steps lower, creating a natural division between the spaces while retaining an open, sociable feel. Double doors connect this living space with the garden, providing an inviting setting for entertaining and everyday family life. A separate utility room and downstairs cloakroom add further practicality.

Upstairs, four generously sized bedrooms provide flexibility for family life, guests or working from home. A modern family bathroom and separate shower room help cater for busy mornings, while contemporary finishes and upgraded fittings throughout create a home ready to enjoy.

Outside, the property is approached via an attractive front garden, with a driveway providing off-street parking for two cars and access to the integral garage. The rear garden offers a particularly appealing feature, providing a generous and secluded outdoor space backing directly onto the beautiful woodland surrounding Clevedon Court.



“Space to grow, a woodland outlook and a setting that feels a world away.”



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

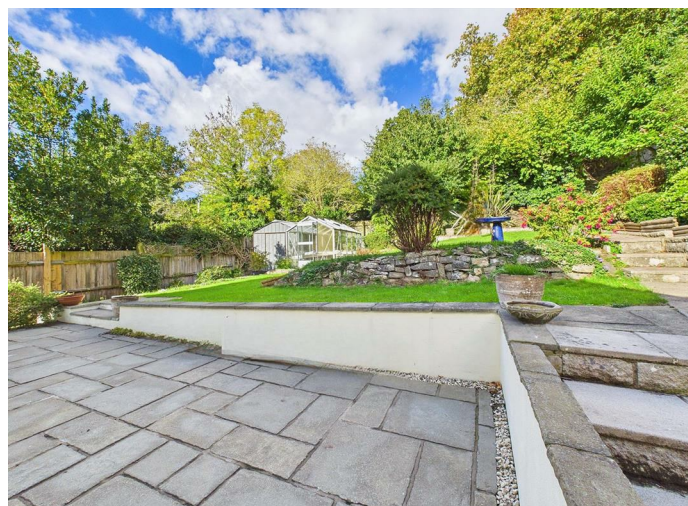
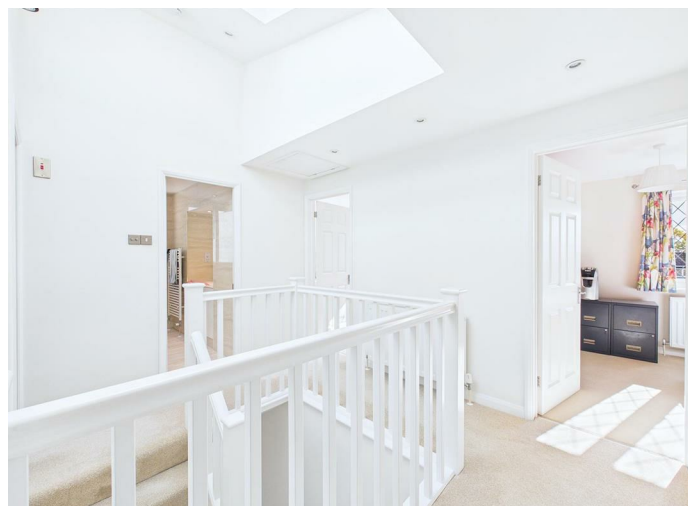
UTILITIES

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 in-home. Subject to your network.

This information has either been sourced via the sellers of the property or [checker.ofcom.org.uk](https://www.ofcom.gov.uk/consult/condocs/broadband/broadband-checker/) and is accurate to the best of knowledge.



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