

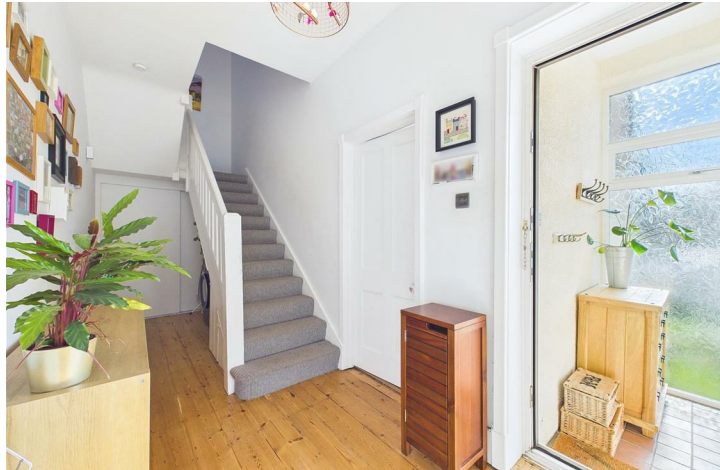
Gardens Road Clevedon BS21 7QG

£850,000

marktempler

RESIDENTIAL SALES





Property Type
House - Semi-Detached



How Big
2075.00 sq ft



Bedrooms
4



Reception Rooms
4



Bathrooms
2



Warmth
Gas Central Heating



Parking
Garage and Driveway



Outside
Front, Side and Rear



EPC Rating
D



Council Tax Band
F



Construction
Standard



Tenure
Freehold

This substantial 1920s home is beautifully positioned on the much-admired Gardens Road in Mid Clevedon, just a short stroll from Hill Road with its boutique shops, cafés, and convenient transport links, as well as Clevedon's iconic seafront. Thoughtfully extended and modernised by the current owners, it combines classic period charm with the demands of contemporary family living.

The accommodation is both practical and inviting, beginning with a welcoming hallway that leads into a traditional living room, featuring a bay window and a cosy wood-burning stove – a perfect setting for relaxed family evenings. At the heart of the home, the open-plan kitchen, dining, and family area is designed for modern sociable living, with a stylish island kitchen and space for everyone to gather. Adjoining the kitchen, a bright conservatory – currently used as a playroom – offers direct access to the garden and floods the home with natural light, creating a cheerful space for both work and play. Upstairs, the landing incorporates a study area ideal for teenagers, remote working, or reading, alongside four well-proportioned bedrooms. The principal rooms are generously sized and naturally bright, complemented by a beautifully finished family bathroom.

Outside, the property sits behind a low-level wall with a gated, block-paved driveway providing ample off-road parking and access to a detached garage. Gardens wrap around the front, side, and rear of the home, offering sunny corners, established planting, and a composite deck around the garage – ideal for summer barbecues, outdoor entertaining, or quiet mornings with a coffee.

The location is superb, with the vibrant shops and cafés of Hill Road just moments away, while Clevedon's seafront, pier, and promenade are within easy walking distance. This is a home for families who value both style and lifestyle, perfectly placed to enjoy all that Mid Clevedon has to offer.

This is a stylish, family-focused home that marries timeless character with contemporary living, offering versatile spaces, sociable interiors, and beautifully maintained gardens in one of Clevedon's most sought-after locations.







"A perfect family home, blending timeless period charm with contemporary sociable living, versatile rooms, and sunny, inviting gardens for family life and outdoor entertaining."



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

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](https://www.ofcom.gov.uk/consult/condocs/broadband/broadband-checker/) and is accurate to the best of knowledge.



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