

Old Street Clevedon BS21 6DA

£499,950

marktempler

RESIDENTIAL SALES





Property Type
House - Detached



How Big
1206.00 sq ft



Bedrooms
3



Reception Rooms
3



Bathrooms
1



Warmth
Gas Central Heating



Parking
On Street



Outside
Courtyard and Spacious
Lawn



EPC Rating
D



Council Tax Band
D



Construction
Standard



Tenure
Freehold

This spacious double-fronted detached home offers a superb balance of character and modern living, ideally positioned on the outskirts of Clevedon Town Centre within easy reach of shops, cafes and restaurants, as well as excellent links into Bristol.

The accommodation has been thoughtfully extended to the rear, creating a generous and versatile layout suited to both family life and entertaining. The ground floor includes a sitting room and separate dining room, each with bay windows, along with a bright sunroom to the rear opening directly onto the garden. The kitchen/breakfast room is particularly impressive, offering extensive worktop and storage space as well as room for a six-seater table. A downstairs cloakroom and additional storage add to the practicality of the home.

Upstairs, a central landing leads to three well-proportioned double bedrooms and a modern family bathroom featuring a walk-in shower and freestanding bath.

Outside, the property enjoys a sunny and well-arranged garden. A courtyard area sits immediately to the rear of the house with side access to the front, while a charming bridge connects to the main garden beyond. This is laid to lawn with fruit trees, a raised patio BBQ area, further rear access and space for a shed, creating an excellent outdoor space.

The property retains a wealth of period features throughout, including high ceilings, original floorboards and fireplaces, adding warmth and character to this well-balanced home.



Overall, this detached home combines period charm with modern practicality, offering versatile living spaces, generous bedrooms, and beautifully arranged gardens. Perfectly positioned for both family life and commuting, it provides a rare opportunity to acquire a character-filled property in a convenient Clevedon location.



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

SOLAR PANELS

Solar panels are owned outright by the property and generate approximately £1,800 per annum through the Feed-in Tariff.

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 and is accurate to the best of knowledge.



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