

Lower Knowles Road Clevedon BS21 7XT

£400,000

marktempler

RESIDENTIAL SALES







|                                                                                       |                                                                                       |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|    |    |
| <b>Property Type</b><br>House - Semi-Detached                                         | <b>How Big</b><br>994.00 sq ft                                                        |
|    |    |
| <b>Bedrooms</b><br>2                                                                  | <b>Reception Rooms</b><br>2                                                           |
|    |    |
| <b>Bathrooms</b><br>2                                                                 | <b>Warmth</b><br>Gas Central Heating                                                  |
|    |    |
| <b>Parking</b><br>On Street                                                           | <b>Outside</b><br>Front and Rear                                                      |
|  |  |
| <b>EPC Rating</b><br>E                                                                | <b>Council Tax Band</b><br>C                                                          |
|  |  |
| <b>Construction</b><br>Standard                                                       | <b>Tenure</b><br>Freehold                                                             |



Situated in a highly sought-after location just moments from the Salthouse Fields and Marine Lake, this traditional 1930s home offers a fantastic opportunity for those looking to create a superb family residence. The property has been well-maintained yet offers great potential to extend or modernise, allowing a new owner to put their own stamp on a classic home in a prime coastal setting.

Inside, the accommodation currently provides a welcoming hallway leading to the principal living spaces. A formal living room to the front enjoys a bay window and feature fireplace, while a separate formal dining room sits adjacent to the kitchen, complete with double doors to the gardens and another feature fireplace. The kitchen benefits from an adjoining pantry and connects to a modern conservatory addition. On the first floor, it is important to note that one of the bathrooms was formerly the third bedroom; this could easily be reinstated by a new owner to return the home to its original three-bedroom configuration.

Outside, the property is set behind a lovely gated front garden featuring a beautiful, established wisteria. The rear gardens are a real delight, enjoying a sunny, westerly-facing aspect that captures the best of the afternoon and evening sun. A large patio area provides the perfect spot for alfresco dining, leading onto a level lawn. The garden is further enhanced by a large ornamental pond with a waterfall to one side, while a pergola and timber deck to the other offer a tranquil space to relax.

Ideally located for those who enjoy the outdoors, the home is perfectly placed for easy access to the seafront promenade and the various amenities of the town. This property is offered to the market with no onward chain.





A charming 1930s home with a generous west-facing garden, ideally situated within a short stroll of Clevedon's iconic seafront and Marine Lake



#### 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

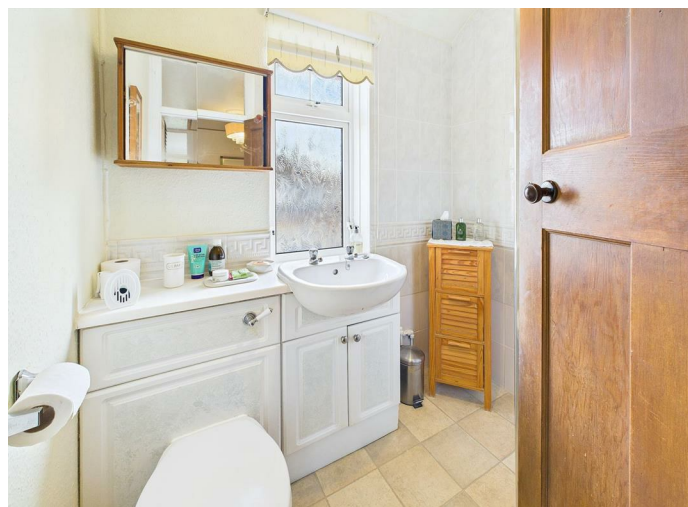
### UTILITIES

Mains electric, gas, water and drainage.

### BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 220 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](http://checker.ofcom.org.uk) and is accurate to the best of knowledge.



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