

The Avenue Clevedon BS21 7EA

£1,550,000

marktemppler

RESIDENTIAL SALES





**Property Type**  
House - Detached



**How Big**  
3036.00 sq ft



**Bedrooms**  
5



**Reception Rooms**  
2



**Bathrooms**  
3



**Warmth**  
Gas Central Heating



**Parking**  
Driveway and Garage



**Outside**  
Front and Rear



**EPC Rating**  
D



**Council Tax Band**  
G



**Construction**  
Standard



**Tenure**  
Freehold

Standing behind a gated driveway along the prestigious and highly sought-after The Avenue, this beautiful period home dates back to 1912. The current owners have embarked on a comprehensive journey of renovation and improvement, creating a warm, welcoming, and stunning family home. Throughout the property, the high-quality finishes and the thoughtful design of each room work in perfect harmony with the original character and style of the era.

The ground floor accommodation is accessed via a generous and inviting entrance hall featuring beautiful herringbone Karndean flooring that sets a grand tone for the home. The formal living room to the front features a beautiful fireplace with a wood-burning stove and contemporary hand-built storage, offering a sophisticated yet cosy space. Another wonderful area is the family room, which features a bay window and two sets of glazed doors—one opening from the hall and the other leading through to the conservatory. This versatile room connects to the heart of the home—a spectacular kitchen featuring high-end integrated appliances and a substantial island with a breakfast bar. This space flows into a light-filled dining area with double doors to the garden, making it ideal for both family life and entertaining. An adjoining utility room is fitted with matching units and worktops, while a useful cloakroom completes the ground floor layout.

On the first floor, a spacious landing leads to the bedroom accommodation. The principal bedroom is a particular highlight, enjoying a pleasant outlook and featuring high-quality contemporary Sharps wardrobes that provide excellent storage. This room also benefits from a luxury en-suite shower room. There are four further well-proportioned double bedrooms, one of which also enjoys its own en-suite shower room, providing excellent flexibility for guests or a large family. The remaining bedrooms are served by a stunning four-piece family bathroom featuring high-quality contemporary fittings.

Outside, the property is approached via a gated driveway providing ample off-road parking for several vehicles, which leads to the attached garage. The gardens to both the front and rear are well-established, featuring a variety of mature planting and level lawns. A large patio area wraps around the rear and side of the house, creating a wonderful setting for alfresco dining and summer entertaining. The replacement casement windows and doors are a notable upgrade, adding to the aesthetic charm while significantly improving the energy efficiency of the home.

The location is perfect for those seeking a quiet yet connected lifestyle, with beautiful woodland and coastal walks on the doorstep. The vibrant shops and restaurants of Hill Road and Clevedon's iconic seafront are only a short distance away, offering the very best of coastal living.







A stunning 1912 period home lovingly renovated to an exceptional standard along one of Clevedon's most admired roads



#### 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

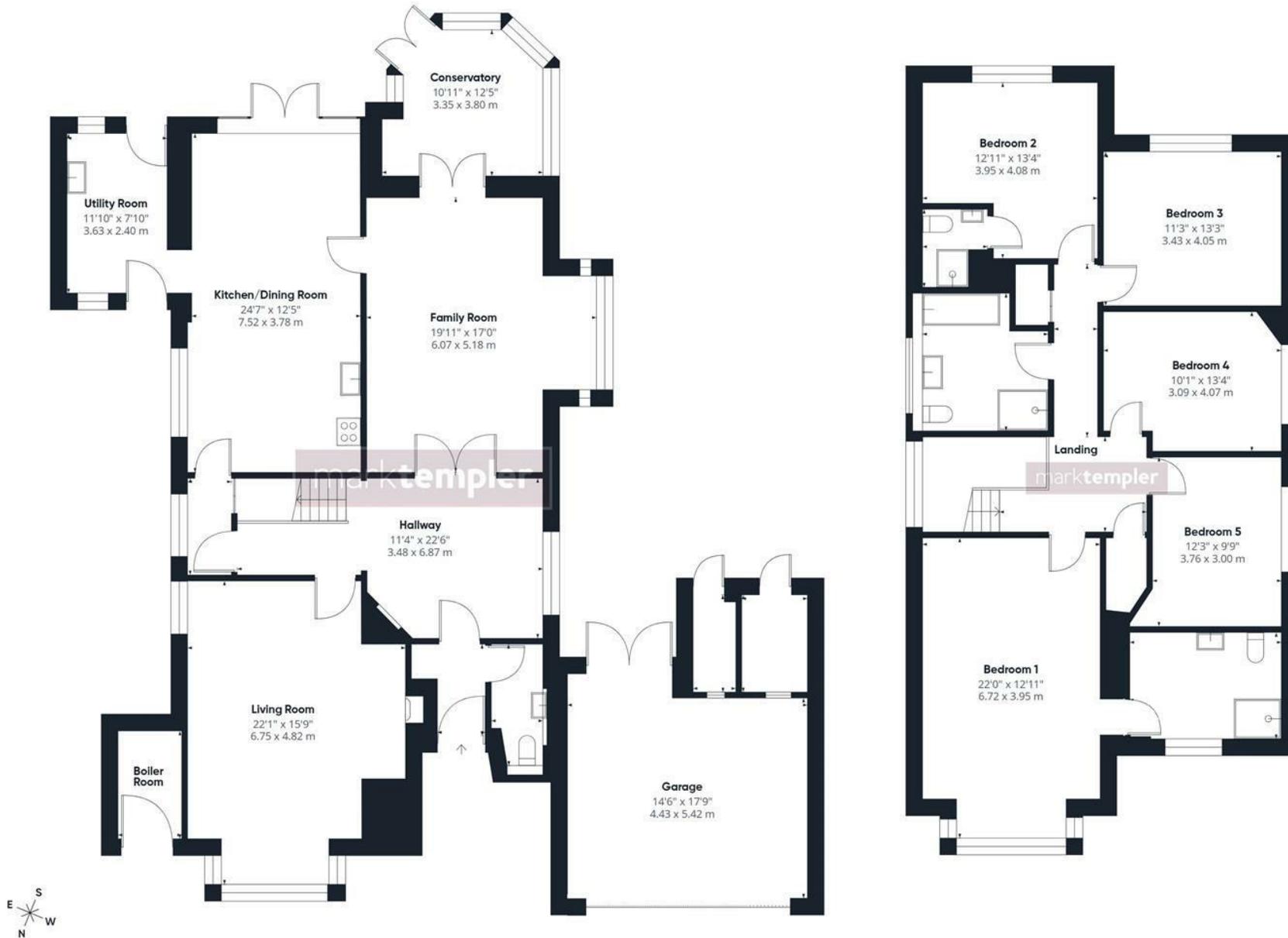
Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 1000 Mbps. Mobile coverage is good outdoor. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.



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