

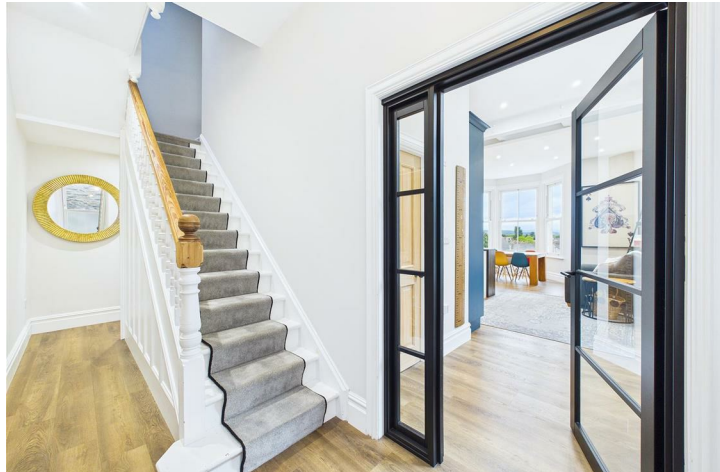
Highdale Avenue Clevedon BS21 7LY

£725,000

marktemppler

RESIDENTIAL SALES






Property Type
 House - Semi-Detached


How Big
 1834.00 sq ft


Bedrooms
 4


Reception Rooms
 1


Bathrooms
 2


Warmth
 Gas Central Heating


Parking
 On Street


Outside
 Front and Rear


EPC Rating


Council Tax Band
 D


Construction
 Standard


Tenure
 Freehold

This elegant Victorian home has been thoughtfully upgraded by its current owners, blending period charm with the comforts of modern family living. From the moment you step into the beautifully tiled entrance vestibule, complete with an original internal doorway, the property sets a warm and characterful tone that continues throughout.

The welcoming hallway leads to a traditional bay-fronted living room, where a feature fireplace and bespoke cabinetry within the alcoves create a cosy yet refined space. To the rear, the ground floor has been cleverly reconfigured to form an impressive open-plan kitchen, dining and family area. Bathed in natural light from a second bay window, this sociable space enjoys far-reaching views across Clevedon towards the Mendip Hills. The kitchen is well-appointed with integrated appliances, larder cupboards and a generous breakfast bar, while a continuous wood floor ties the space together beautifully. A useful utility room and cloakroom complete the ground floor.

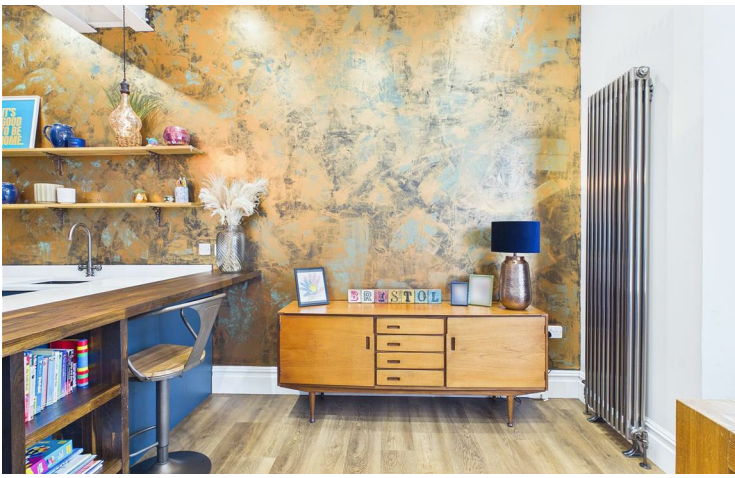
Upstairs, the property offers four bedrooms, including three well-proportioned doubles and a versatile single. The rear bedrooms benefit from elevated views, while the principal bedroom to the front enjoys a bay window and a pleasant leafy outlook. A stylish family bathroom and separate modern shower room serve the accommodation, ideal for both family life and visiting guests.

The basement level provides excellent additional potential and is currently utilised for storage, with the added convenience of an additional toilet.

Externally, the south-facing rear garden is a standout feature. Arranged over terraces, it offers a combination of patio and lawn, complemented by established planting. A timber shed sits at the far end, while the upper terrace provides the perfect setting for summer barbecues and al fresco dining.

Highdale Avenue enjoys a central position within Clevedon, offering easy access to both the town centre and the popular Hill Road area







“A beautifully upgraded Victorian home blending timeless character with modern family living, offering light-filled, versatile spaces, far-reaching views towards the Mendip Hills, and a superb south-facing garden perfect for both relaxing and 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

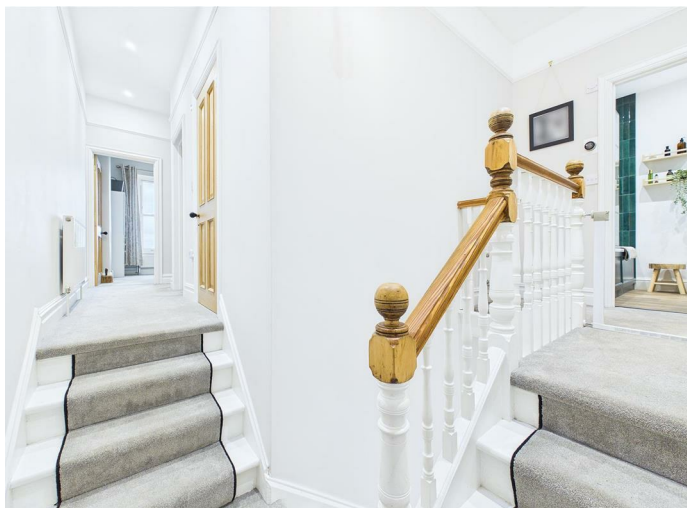
UTILITIES

Mains electric, gas, water and drainage.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 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.



For the latest properties and local news follow Mark Templer Residential Sales, Clevedon on:



