

Wellington Terrace Clevedon BS21 7PR

£585,000

marktempler

RESIDENTIAL SALES





Property Type

House - Townhouse



How Big

1176.00 sq ft



Bedrooms

2



Reception Rooms

2



Bathrooms

1



Warmth

Gas Central Heating



Parking

Allocated Space



Outside

Balcony and Garden



EPC Rating

C



Council Tax Band

E



Construction

Standard



Tenure

Freehold

A rare opportunity to acquire a highly individual, front-line coastal townhouse within Edgarley Court, set just off Wellington Terrace. The current owners have thoughtfully modernised the property, complementing the sleek lines of the original 70s architecture with large windows emphasising the impact of the coastal views. Large windows on every floor beautifully frame the Bristol Channel, Clevedon Pier and the Welsh Hills beyond.

The property is entered on the upper floor, where a welcoming hallway leads into the principal living accommodation. Double pocket doors slide open to reveal a reception room with clever built-in storage, while the impressive living room takes centre stage, with sliding doors opening onto a glazed balcony and bringing the panoramic outlook firmly into the room. A cloakroom completes this level. One floor below is the contemporary kitchen, designed with a modern finish and integrated appliances, together with a breakfast bar positioned to make the most of the exceptional views across the Pier and Channel.

The lower two floors provide two generous double bedrooms, with the principal bedroom benefiting from Sharps fitted wardrobes. Both bedrooms are served by a stylish modern bathroom.

Outside, the established west-facing garden has been thoughtfully landscaped, with a terrace immediately outside the rear door leading via circular steps to further seating areas, a central lawn and a pebbled barbecue station. To the front, the remaining section of the former garage provides useful storage for bikes and garden equipment, while an allocated parking space sits across the courtyard.

An exceptional and highly individual coastal home, offering unique design, outdoor space and some of Clevedon's most captivating views, all offered for sale with no onward chain.







“A truly individual coastal home where contemporary design and ever-changing views come together.”



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £24 (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. 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:



