

Highdale Avenue Clevedon BS21 7LU

£650,000

marktempler

RESIDENTIAL SALES





Property Type
House - Detached



How Big
2166.00 sq ft



Bedrooms
3



Reception Rooms
4



Bathrooms
1



Warmth
Gas Central Heating



Parking
Driveway



Outside
Balcony & Rear Garden



EPC Rating
D



Council Tax Band
E



Construction
Standard



Tenure
Freehold

A striking 1930s detached home, thoughtfully extended and redesigned to suit the needs of a growing family, offering extensive and versatile accommodation over three floors, finished to a high standard throughout.

The accommodation is beautifully arranged with the entrance hall forming the heart of the home, positioned on the middle of three floors with stairs rising and descending. The family room enjoys a dual aspect, including an attractive bay window to the front, and flows effortlessly into the kitchen/living room, creating a superb open plan living space ideal for modern family life. The stylish kitchen is fitted with quartz worktops and a central island, providing ample storage and an ideal social hub for entertaining family and friends. Double doors open onto a south-facing terrace, enjoying lovely views across Clevedon towards the Mendip Hills. This floor also benefits from a cloakroom and a generous walk-in utility cupboard.

To the first floor are three well proportioned double bedrooms, with the principal bedroom enjoying excellent storage. The contemporary family bathroom is fully tiled and fitted with both a bath and a separate shower.

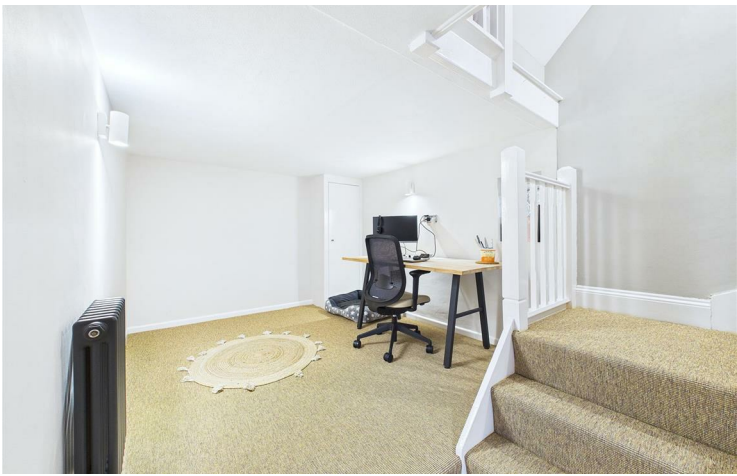
On the garden level, the current owners have created a highly flexible space incorporating a home office, cinema room and additional living/garden room, with direct access out to the rear garden. This level could easily be adapted to provide a fourth bedroom or even an independent living space for those seeking dual occupation or multigenerational living.

Outside, the property offers parking to the front along with a driveway to the right hand side leading through gated access to the rear. The rear garden is south-facing and designed with ease of maintenance in mind, predominantly laid to patio and enclosed by raised flower bed borders, creating a private and secluded space ideal for summer entertaining.

Highdale Avenue is a highly sought after and convenient location, within easy walking distance of shops, restaurants and well regarded primary and secondary schools, making it particularly attractive for families.

This fabulous home combines space, flexibility and quality in an excellent setting — early viewing is strongly recommended.







A substantial detached family home set within the highly regarded Highdale Avenue, close to shops, restaurants and well regarded primary and secondary schools.



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](https://www.ofcom.gov.uk/consult/condocs/broadband/broadband-checker/) and is accurate to the best of knowledge.



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