

Hill Road Clevedon BS21 7PD

Offers Over £350,000

marktempler

RESIDENTIAL SALES





**Property Type**  
Flat



**How Big**  
1390.00 sq ft



**Bedrooms**  
4



**Reception Rooms**  
2



**Bathrooms**  
1



**Warmth**  
Electric Heating



**Parking**  
None



**Outside**  
Terrace and Garden



**EPC Rating**  
E



**Council Tax Band**  
B



**Construction**  
Standard



**Tenure**  
Leasehold

Set above Clevedon's much-admired Hill Road, this recently renovated substantial home offers generous and versatile living space, four well-proportioned bedrooms, and breathtaking views across mid-Clevedon towards the Bristol Channel and the Welsh Coast. Offered with the benefit of no onward chain, it perfectly combines modern comfort with a prime, elevated location.

A welcoming hallway leads into a spacious living room, flooded with natural light and opening onto a sunny terrace—ideal for relaxing or entertaining. The formal dining room provides an elegant space for family meals, while the modern kitchen features contemporary units and appliances, designed for both style and practicality. Upstairs, the principal bedroom enjoys superb elevated views, complemented by three further good-sized bedrooms and a modern family bathroom thoughtfully renovated by the current owners.

The property is approached via steps from Hill Road and features a terraced garden set into the hillside. This outdoor space offers plenty of potential for gardening enthusiasts or those seeking a tranquil retreat, while the upper terrace provides a perfect spot to enjoy the stunning vistas and sunsets over Clevedon rooftops.

Situated on one of Clevedon's hot spots, the home is within easy reach of local amenities, schools, and transport links. The elevated position ensures peace and privacy, while still being conveniently located for town centre facilities.



Recently renovated, spacious four-bedroom home on Hill Road with panoramic Bristol Channel and Welsh Coast vistas



#### 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 1000 Mbps and highest available upload speed 1000 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.



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