

Edward Road Clevedon BS21 7DT

£895,000

marktempler

RESIDENTIAL SALES





**Property Type**  
House - Detached



**How Big**  
1812.00 sq ft



**Bedrooms**  
4



**Reception Rooms**  
2



**Bathrooms**  
1



**Warmth**  
Gas Central Heating



**Parking**  
Driveway & Garage



**Outside**  
Front & Rear



**EPC Rating**  
D



**Council Tax Band**  
F



**Construction**  
Standard



**Tenure**  
Freehold

Set in a prime Clevedon location, this charming 1930s detached home sits within a superb overall plot, just a short walk from Ladye Bay, Clevedon Golf Club and Hill Road with its shops, bars and restaurants. Within easy reach of Clevedon Secondary School and primary schools, this is an ideal family home.

The property boasts lovely appeal with a classic frontage and a driveway to the side leading to a tandem-length garage with an adjoining workshop. There's also potential to extend the home at the rear or over the garage, subject to planning permission, offering flexibility for future growth.

Step inside to a bright and inviting hallway that immediately sets the tone, with plenty of built-in storage and a convenient downstairs cloakroom with toilet. The ground floor accommodation is both spacious and versatile, featuring a front-facing dining/reception room with bay window, a generous living room with doors opening directly onto the rear garden, and a well-appointed kitchen/breakfast room with abundant storage, views down the garden, and access to a separate utility room.

Upstairs, a central landing leads to four well-proportioned bedrooms and a family bathroom. The main and third bedrooms benefit from built-in wardrobes, adding to the home's already impressive storage.

The real highlight lies to the rear, where the fantastic private garden unfolds. A raised patio provides the perfect spot for outdoor dining, overlooking an extensive lawn framed by mature trees, hedges, and flowering shrubs. Despite its size, the garden remains relatively easy to maintain due to its established borders, and comes complete with a greenhouse, shed, and summerhouse—ideal for relaxing, hobbies, or entertaining.

Combining classic 1930s character with practical family living and huge potential, this home offers a rare opportunity in one of Clevedon's most sought-after settings.







Charming 1930s detached home with spacious living, stunning garden, garage, and huge potential, set in a prime Clevedon location.



#### HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

**Proof of Identification** - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

**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 **Head Projects (Surveyors)**: 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

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### 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 variable 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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