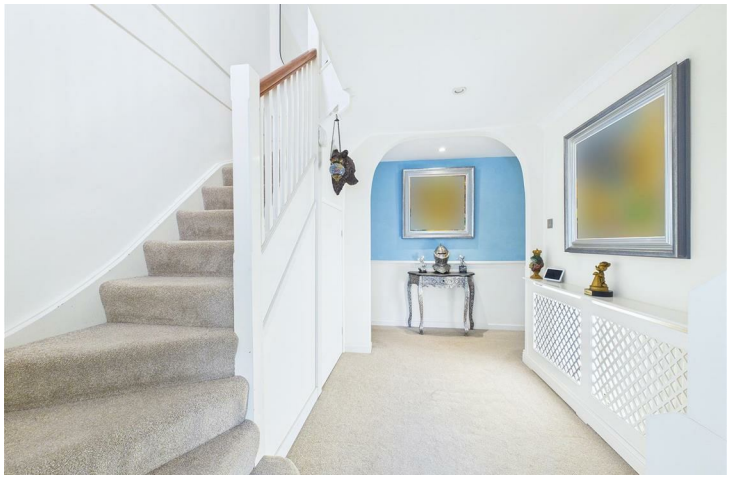
Edward Road South Clevedon BS21 7JA | **£1,150,000**

marktempler
RESIDENTIAL SALES









Property Type
House - Detached

How Big
2228.00 sq ft

Bedrooms
5

Reception Rooms
3

Bathrooms
3

Warmth
Gas Central Heating

Parking
Paved Driveway

Outside
Extensive Rear Garden

EPC Rating
D

Council Tax Band
F

Construction
Standard

Tenure
Freehold

Situated in a highly sought-after position within Upper Clevedon, this substantial detached family home offers an impressive combination of space, flexibility and modern family living. The property provides generous and versatile accommodation arranged over two floors, with the flexibility to offer up to five bedrooms, complemented by excellent reception and entertaining spaces both inside and out. Its prime location also provides convenient access to Clevedon Secondary School and Clevedon Golf Club.

Upon entering, a welcoming central hallway provides access to the principal ground floor accommodation, including an impressive sitting room which flows seamlessly through to a bright and versatile sun room. There is also a separate study, ideal for those working from home, together with two ground floor bedrooms and a modern shower room, offering excellent flexibility for guests, older family members or those seeking single-level living.

At the heart of the home is a stylish contemporary kitchen and living room, designed to provide a sociable and versatile space for everyday family life and entertaining. Bi-folding doors open directly onto the rear garden, creating a wonderful connection between the indoor and outdoor spaces and allowing the garden to become a natural extension of the living accommodation during the warmer months. The first floor offers three further bedrooms, a modern family bathroom and an en suite, together with a useful area providing space for laundry facilities. The bedrooms benefit from ample built-in storage, providing practical and well-considered accommodation for a growing family.

Outside, the property is approached via a gated and spacious paved driveway, providing ample parking for multiple vehicles. To the rear is an extensive and particularly attractive garden, offering an excellent balance of entertaining space and family-friendly areas. A BBQ area and raised deck provide ideal spaces for outdoor dining and relaxing, while the substantial lawn offers plenty of room for children to play. The garden is enclosed by established trees and hedging, creating a private and secluded feel, and further benefits from a hot tub and timber storage shed.

Backing directly onto woodland, the property enjoys a peaceful and appealing setting while remaining conveniently positioned for the amenities and facilities of Upper Clevedon. Offering generous accommodation, excellent flexibility and superb outdoor space, this is a home ideally suited to modern family living.

















Substantial detached family home in Upper Clevedon, offering flexible accommodation, stylish living spaces, extensive gardens and woodland outlook.





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

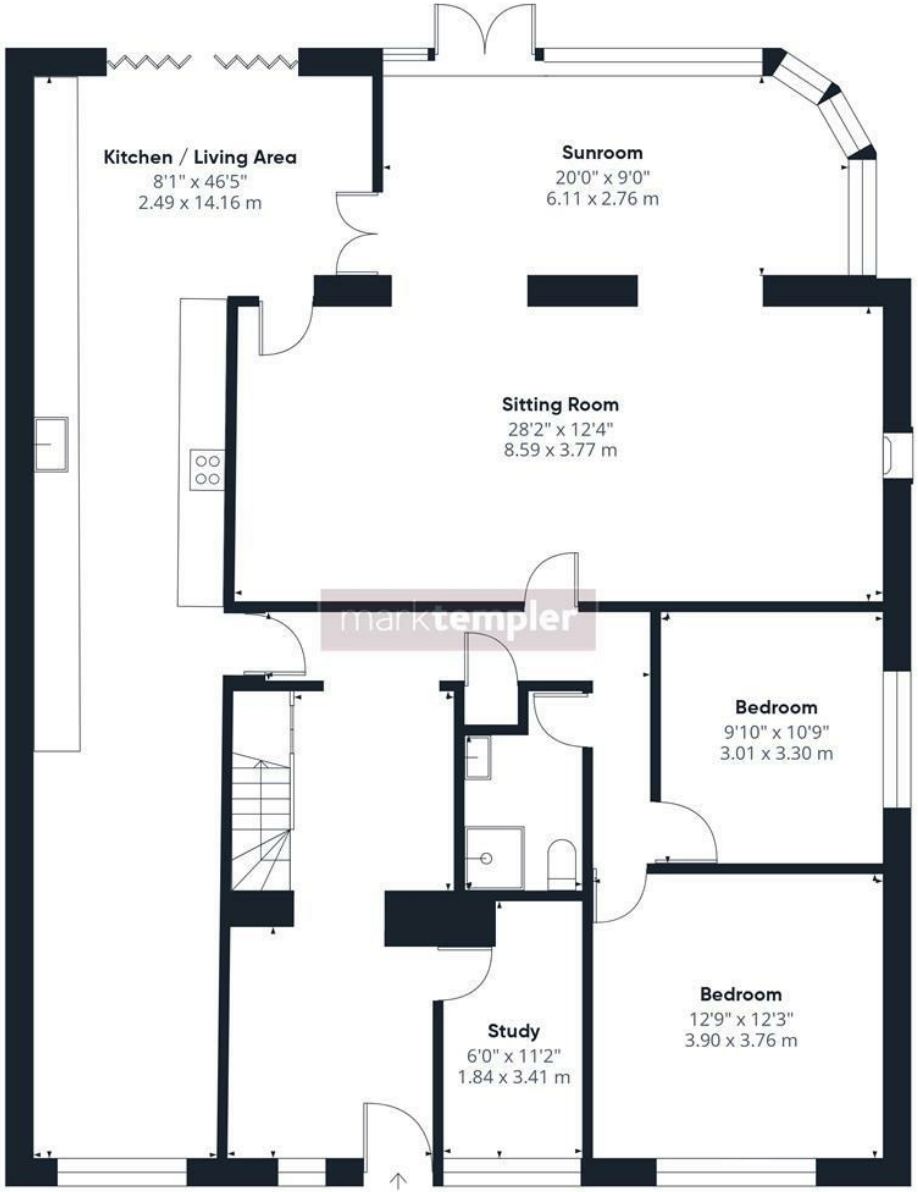
UTILITIES
Mains electric, gas, water and drainage.

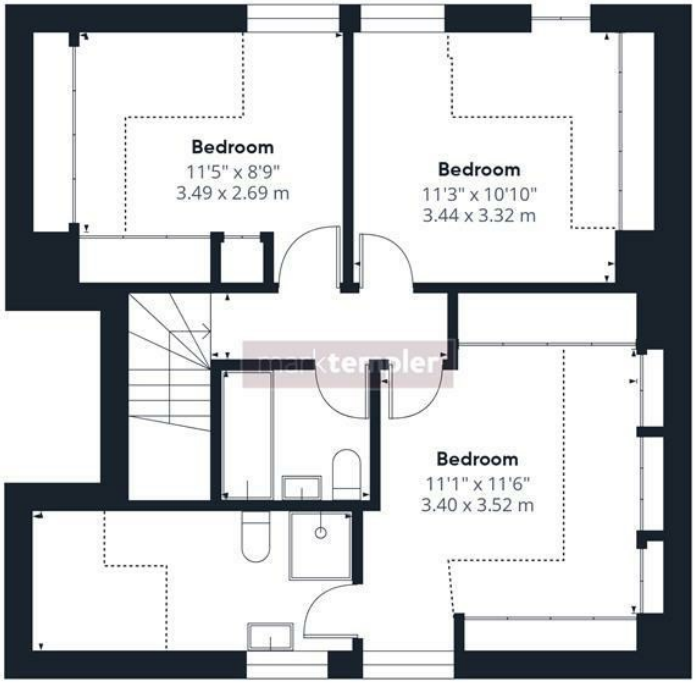
BROADBAND AND MOBILE COVERAGE
Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 100 Mbps.
Mobile coverage is good outdoor and variable in-home. Subject to your network.

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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