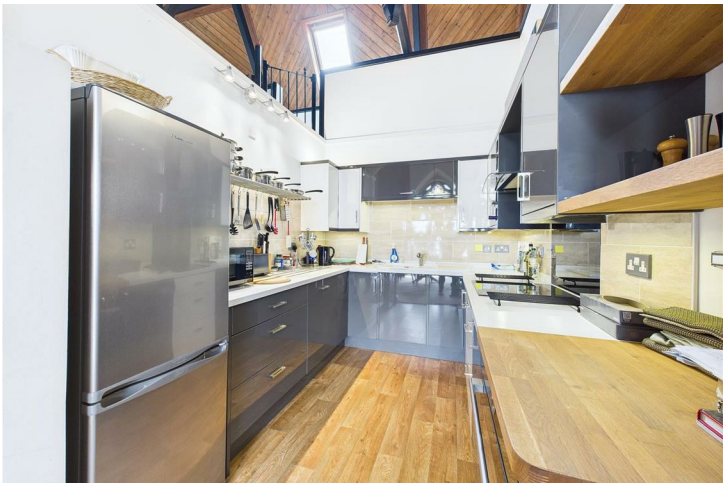
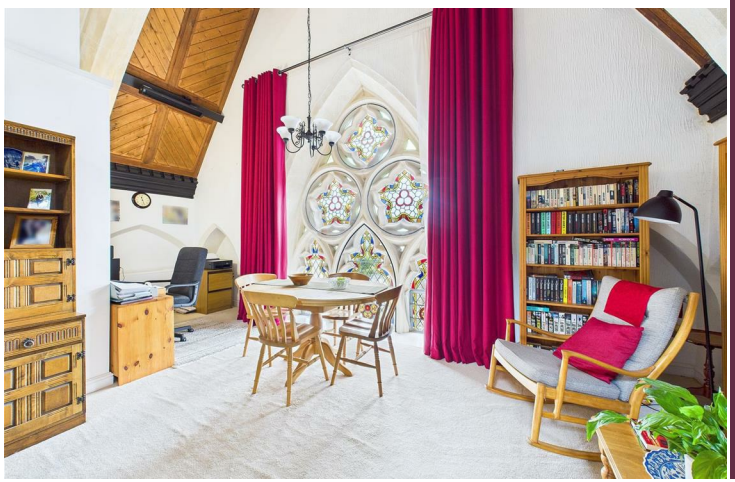
37a Hill Road Clevedon BS21 7NE | **£350,000**

marktempler
RESIDENTIAL SALES









Property Type
Apartment

How Big
1193.00 sq ft

Bedrooms
2

Reception Rooms
1

Bathrooms
1

Warmth
Electric Heating

Parking
Allocated space

Outside
Communal

EPC Rating
E

Council Tax Band
C

Construction
Standard

Tenure
Leasehold

This stunning two-bedroom apartment is found within a beautifully converted Grade II listed Victorian church, located in the desirable Hill Road area of Clevedon. The impressive building has been expertly transformed into an extraordinary home, blending original period charm with modern sophistication. The apartment boasts double-height ceilings, exquisite stained glass windows framing spectacular views, and authentic beams and stonework, creating a truly unique living space.

An elegant spiral staircase leads to a mezzanine level that overlooks the expansive open-plan living area, perfect for entertaining. The accommodation spans approximately 1,190 sqft and includes a stylish modern shower room, two generously sized double bedrooms, ample storage, with natural light allowed in from the vaulted ceiling above.

Outside, the apartment offers an allocated parking space and access to well-maintained communal gardens. A short stroll takes you to the nearby Alexandra Gardens and Herbert Gardens, both lovely Victorian parks ideal for family gatherings or a friendly game of tennis. Hill Road itself is home to a selection of vibrant bars, restaurants, shops, cafés, and Sainsbury's, while Clevedon's picturesque seafront and the Triangle shopping area are just a short walk away.

The property is offered with no onward chain.





A stunning two-bedroom apartment in a converted Grade II listed Victorian church, featuring original period details, modern amenities, parking, communal gardens, and a prime location.





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.

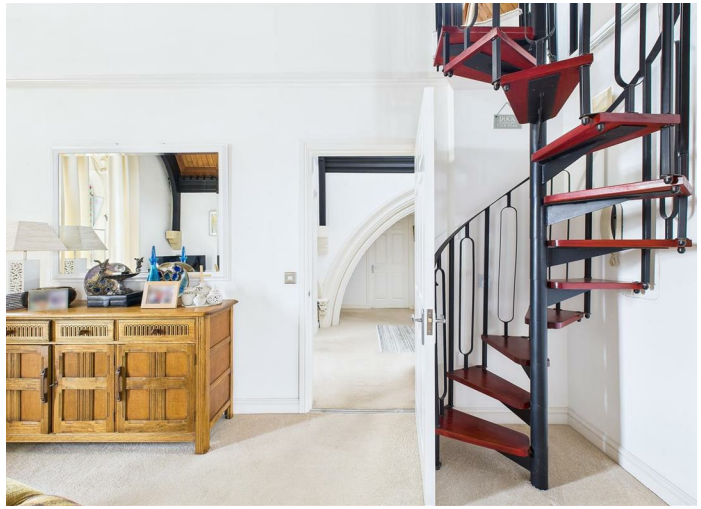
Proof of Chain - If selling through another agent, provide their details and linked transactions.

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, 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 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.

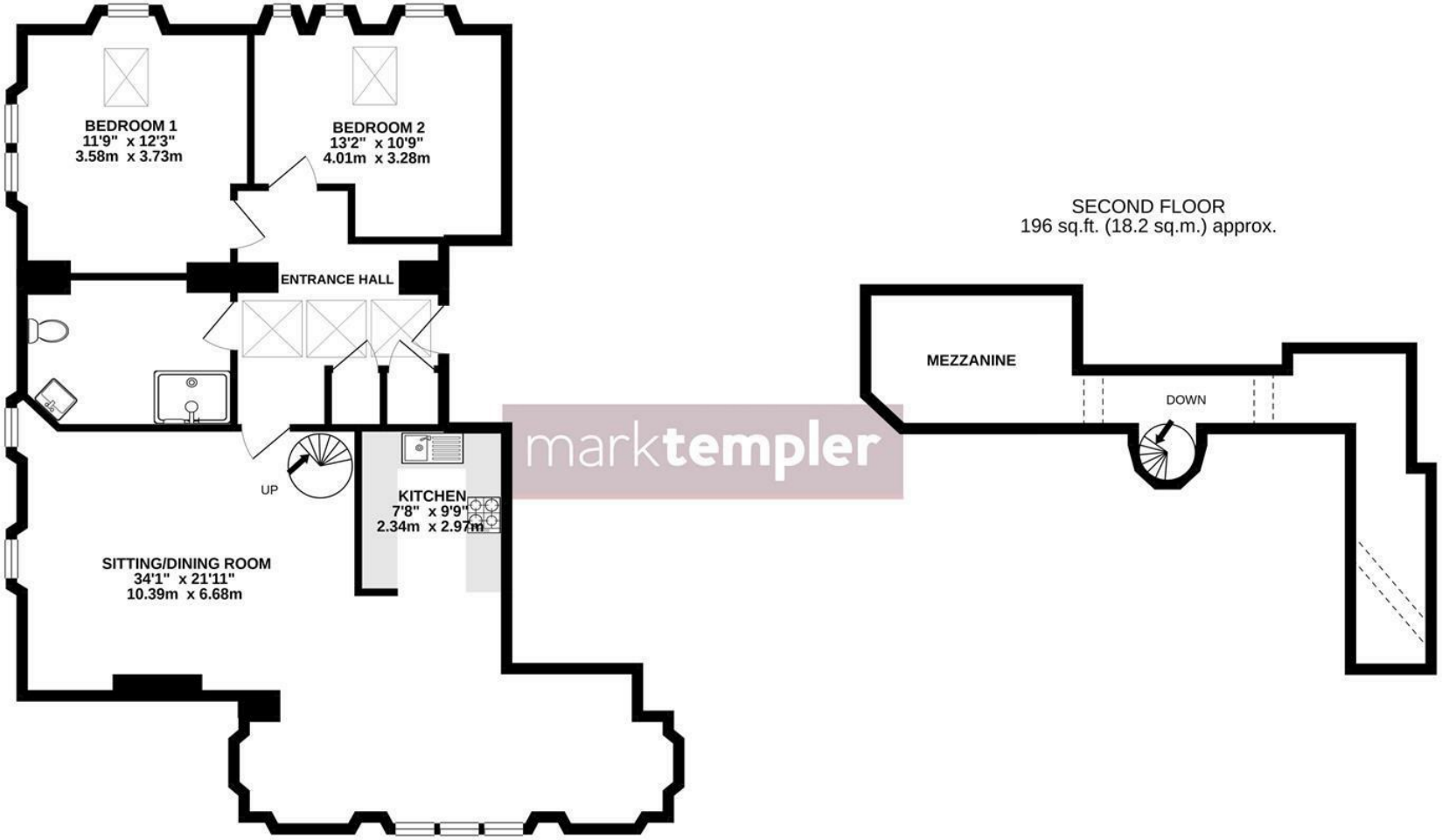
LEASE INFORMATION
999 year lease from 01/04/1994
Service Charge = £2,640 pa
Ground Rent = £ pa - tba
The lease does not permits pets
The lease permits letting - tba
Holiday lets/Air BNB – We are unable to confirm whether the lease allows for holiday lets or Air BNB. Please advise us if you are interested in the property for this purpose and we will do our best to advise prior to arranging a viewing.

This information has been supplied by the vendor at the time of marketing and is correct to the best of our knowledge. We would recommend that any interested party seeks verification of this information from their solicitor prior to purchase.

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YouTube

FIRST FLOOR
997 sq.ft. (92.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1193 sq.ft. (110.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Property Ombudsman

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