Victoria Road Clevedon BS21 7SH | £499,950

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RESIDENTIAL SALES









Property Type
House - Terraced

How Big
1373.00 sq ft
Excluding Garage

Bedrooms
4

Reception Rooms
2

Bathrooms
3

Warmth
Gas Central Heating

Parking
Garage and Parking

Outside
Front and Rear

EPC Rating
D

Council Tax Band
D

Construction
Standard

Tenure
Leasehold - Share of Freehold

Positioned along Victoria Road, just moments from Clevedon seafront, this spacious four-bedroom family home offers generous accommodation, a westerly facing rear garden, garage and allocated parking. Well suited to modern family life, the property combines a number of well-proportioned living spaces with good bedroom accommodation, while retaining some of the character associated with its 1970s origins. Its position in Mid Clevedon also places the property within easy reach of Marine Lake and the shops, cafés and amenities of Hill Road.

The accommodation begins with a welcoming porch and entrance hall, featuring the original open-tread staircase with a skylight above. The ground floor has been designed to provide excellent everyday living space, centred around the modern kitchen/dining room with a range of fitted units and built-in appliances. A dual-aspect living room overlooks the rear garden and has sliding patio doors opening onto the patio, while a separate home office/playroom provides valuable additional space. A contemporary shower room and useful storage cupboards complete the ground floor.

Upstairs, there are four well-proportioned bedrooms, a family bathroom and a bright landing providing access to each room. The principal bedroom benefits from an en suite shower room, with the remaining bedrooms offering versatility for children, guests or further home working.

The rear garden enjoys a westerly aspect and features a patio, level lawn and established planting. At the end of the garden, a timber deck sits alongside the garden shed, providing an additional seating area. A single garage and allocated parking space are located at the end of the terrace.

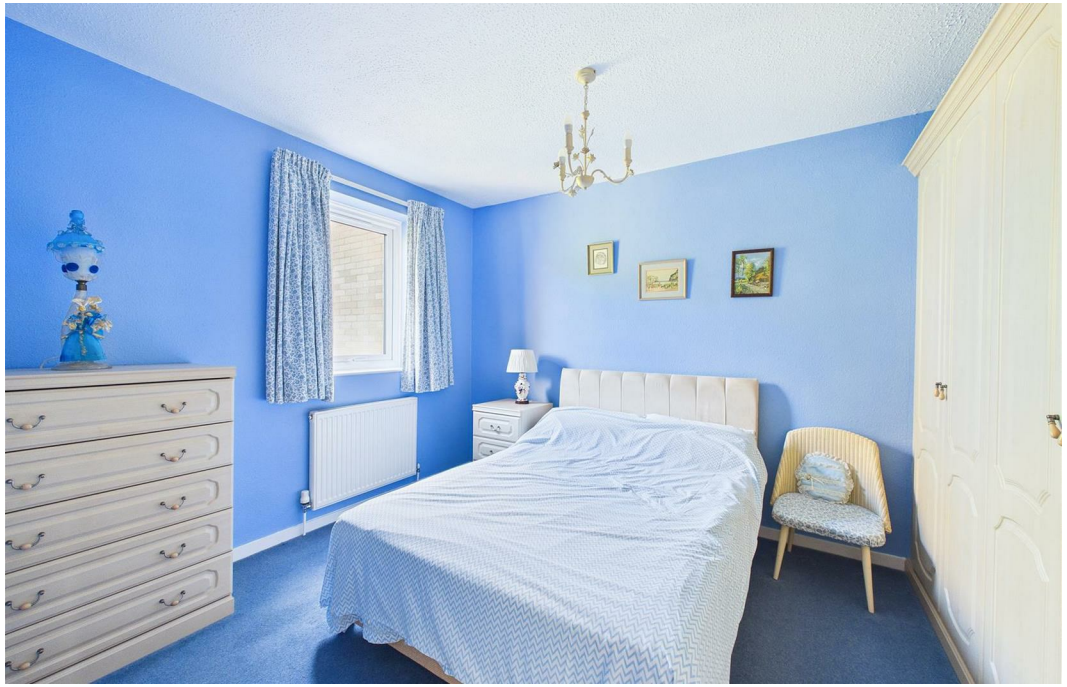
A well-positioned family home offering excellent space both inside and out, with the added benefit of a garage, allocated parking and no onward chain.





"A spacious and versatile family home in a sought-after Mid Clevedon location, with four bedrooms, a westerly garden, garage and excellent access to the seafront."





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 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 and is accurate to the best of knowledge.

LEASEHOLD INFORMATION
Leasehold with a share of the freehold
999 years from 1975 (948 years remaining on the lease)
Service Charge = £1,026.91 (1st Nov 25 - 31st Oct 26)
The lease permits pets
The lease permits letting

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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