

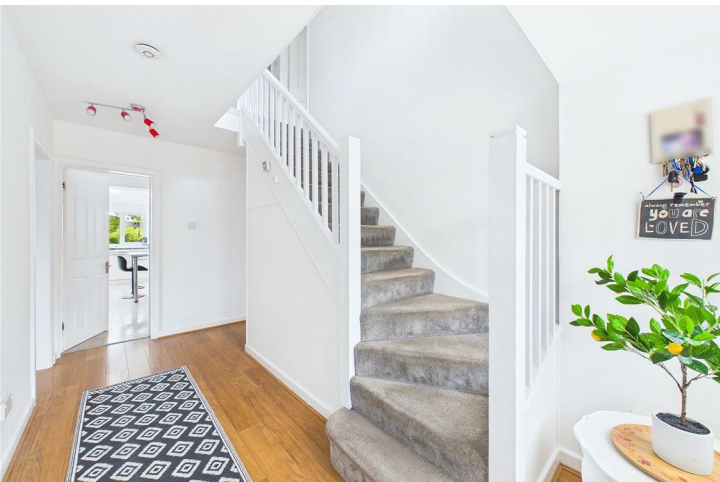
Rippleside Road Clevedon BS21 7JX

£750,000

marktempler

RESIDENTIAL SALES





Property Type
House - Detached



How Big
1618.00 sq ft



Bedrooms
4



Reception Rooms
2



Bathrooms
2



Warmth
Gas Central Heating



Parking
Driveway



Outside
Generous Garden



EPC Rating
C



Council Tax Band
E



Construction
Standard



Tenure
Freehold

Situated within a highly regarded Upper Clevedon location, this extended detached family home occupies a generous level plot and offers spacious, well-balanced accommodation perfectly suited to modern family living. With excellent schools, woodland walks and Dial Hill all within easy reach, the property enjoys an enviable position in one of the town's most popular residential areas.

Approached via a block paved driveway, the property opens into a welcoming central hallway which provides access to the principal rooms. To one side sits a cosy living room, ideal for relaxing evenings, whilst opposite is a versatile study that lends itself equally well as a home office, playroom or snug.

Undoubtedly the heart of the home is the impressive extended kitchen, dining and family room stretching across the rear of the property. Designed with modern living in mind, this sociable space enjoys double doors opening directly onto the rear garden, seamlessly connecting indoor and outdoor living. The ground floor is further enhanced by a useful utility room, shower room and a number of practical storage cupboards.

The first floor landing leads to four well-proportioned bedrooms, each providing comfortable family accommodation, together with a spacious four-piece family bathroom serving the upper floor.

Outside, the rear garden is a standout feature of the property. Immediately outside the dining area is a timber deck providing an elevated vantage point across the garden, while the generous lawn offers plenty of space for children to play. A second decked seating area runs along one side of the garden, enjoying sunshine for much of the day and creating the perfect setting for al fresco dining and entertaining during the warmer months.

Combining versatile living space, excellent family accommodation and a superb Upper Clevedon location, this attractive detached home offers an exceptional opportunity for buyers seeking both space and convenience in a highly desirable setting.







"A wonderful family home with generous gardens and versatile living space in one of Upper Clevedon's most sought-after locations."



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

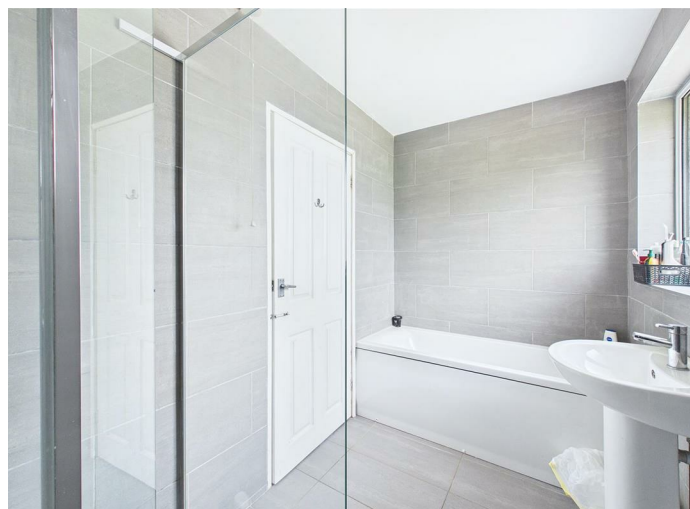
Mains electric, gas, water and drainage.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 100 Mbps.

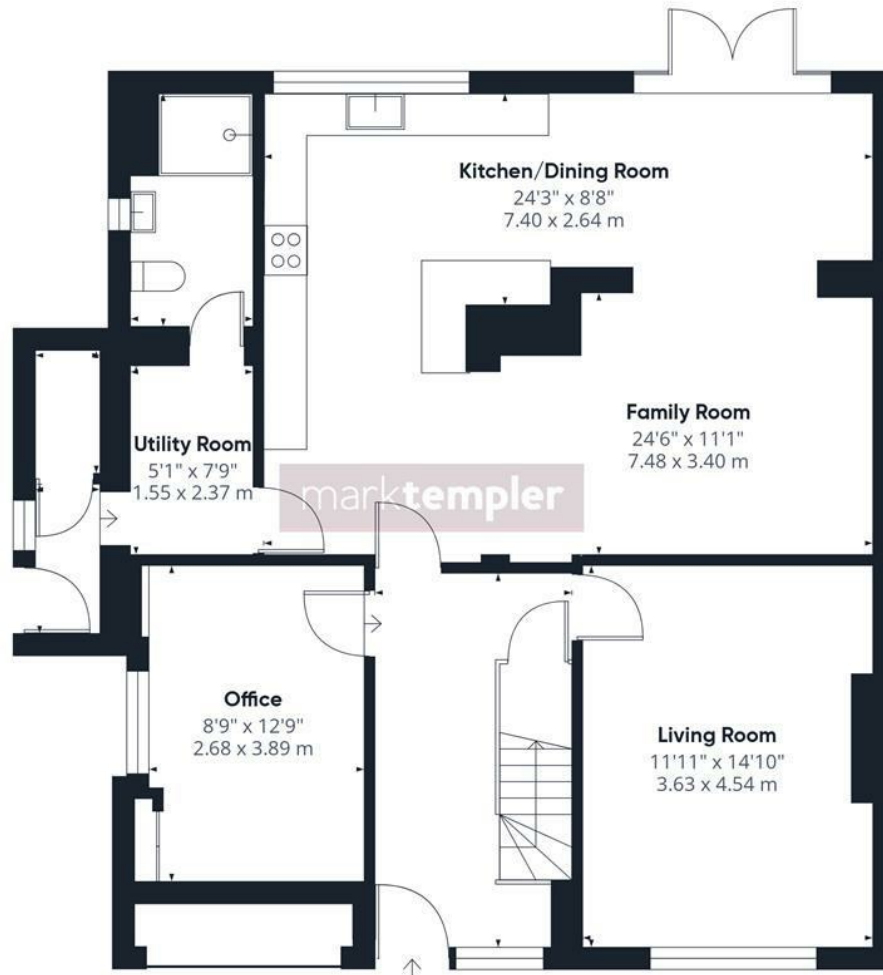
Mobile coverage is good outdoor and in-home. Subject to your network.

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.



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