

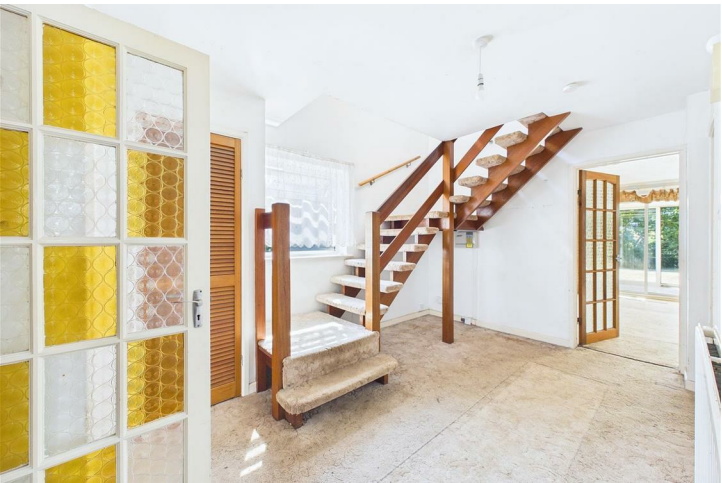
Walton Road Clevedon BS21 6AN

£545,000

marktempler

RESIDENTIAL SALES





Property Type
House - Detached



How Big
1941.00 sq ft



Bedrooms
4



Reception Rooms
3



Bathrooms
1



Warmth
Gas Central Heating



Parking
Double Garage and Driveway



Outside
Generous Garden



EPC Rating
D



Council Tax Band
E



Construction
Standard



Tenure
Freehold

Nestled along the ever-popular Walton Road within Clevedon's sought-after Swiss Valley, this detached family home occupies an impressive plot and presents an exceptional opportunity for those looking to create something special. Requiring modernisation throughout, the property offers the perfect blank canvas to redesign and personalise, while the added benefit of planning permission for a separate dwelling alongside the existing home significantly enhances its appeal. Whether you're seeking a substantial family residence, a development opportunity, or space for multi-generational living, the possibilities here are considerable.

A welcoming entrance hall provides access to the well-balanced accommodation. The kitchen enjoys a front aspect, while the generous L-shaped living and dining room creates an excellent space for family life and entertaining, flowing naturally into the conservatory overlooking the gardens. The ground floor also benefits from a useful study, utility room, cloakroom, entrance porch and an attached double garage.

Upstairs, the spacious landing leads to four well-proportioned bedrooms, all served by a family bathroom, providing comfortable accommodation with excellent scope for future enhancement.

Occupying what effectively feels like a double plot, the gardens wrap around the property, offering extensive outdoor space for children to play, keen gardeners to enjoy, or further landscaping projects. To the front, an in-and-out driveway provides ample off-road parking and complements the attached double garage.

Swiss Valley is a desirable residential location, favoured for its family-friendly setting and excellent convenience. Well-regarded schools, transport links and everyday amenities, including The Old Inn and M&S Food, are all within easy reach, while Clevedon's charming town centre, Victorian seafront and iconic pier are only a short distance away.

Offered for sale with no onward chain.



"A rare opportunity to create an exceptional family home with planning permission unlocking even greater potential."



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

PLANNING PERMISSION

Ref: 25/P/1350/FUL

North Somerset Council

Link: <https://planning.n-somerset.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SYS6KRLPG8300>

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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