Old Church Road Clevedon BS21 7UB | £429,950

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RESIDENTIAL SALES









Property Type
House - Semi-Detached

How Big
1029.00 sq ft

Bedrooms
3

Reception Rooms
1

Bathrooms
1

Warmth
Gas Central Heating

Parking
Garage and Driveway

Outside
Front and Rear

EPC Rating
C

Council Tax Band
C

Construction
Standard

Tenure
Freehold

Positioned along Old Church Road in Clevedon's much-admired West End, this modern three-bedroom family home enjoys an appealing combination of contemporary living, well-planned accommodation and a highly convenient location. With Marshalls Field, Poets Walk, the Marine Lake and local Post Office all within easy reach, the setting is ideal for those looking to enjoy the best of this popular coastal town.

Stepping through the modern entrance door, a generous and welcoming hallway sets the tone for the accommodation beyond. The kitchen has been thoughtfully designed to maximise both space and practicality, featuring a breakfast bar, a range of integrated appliances and bespoke glass worktops. Across the rear of the property, a particularly appealing open-plan living and dining space provides plenty of room for everyday family life, with defined areas for relaxing and enjoying meals together. Large openings connect the room with the rear garden, creating a lovely sense of flow between inside and out.

Upstairs, the landing leads to three well-proportioned bedrooms, each benefiting from built-in storage, together with a family bathroom and separate WC.

Outside, the property enjoys gardens to both the front and rear, with the rear garden being a particular feature. South-facing and predominantly laid to lawn, it offers two separate patio areas, one adjoining the living space and another positioned towards the end of the garden, providing different places to sit, entertain and enjoy the sunshine. Established planting adds interest and greenery, while a driveway to the side provides useful off-road parking and leads to a single garage.

Combining modern family accommodation with a south-facing garden and an enviable West End position, this is a home that offers an appealing lifestyle, with Clevedon's open spaces and coastal attractions close at hand.





"Modern family living in a sought-after West End setting, with a sunny garden and Clevedon’s coastal attractions close by."





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

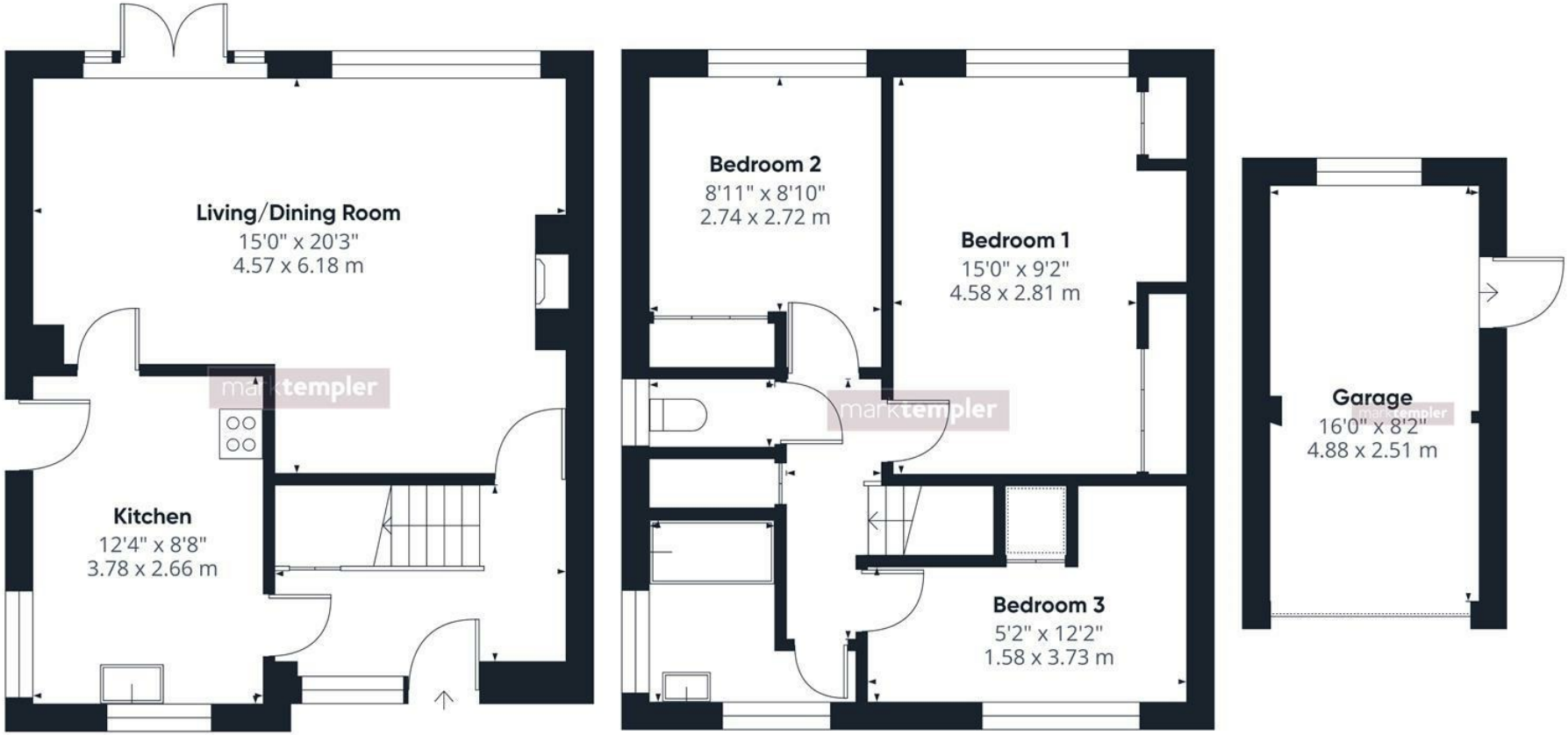
UTILITIES
Mains electric, gas, water and drainage.

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 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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