

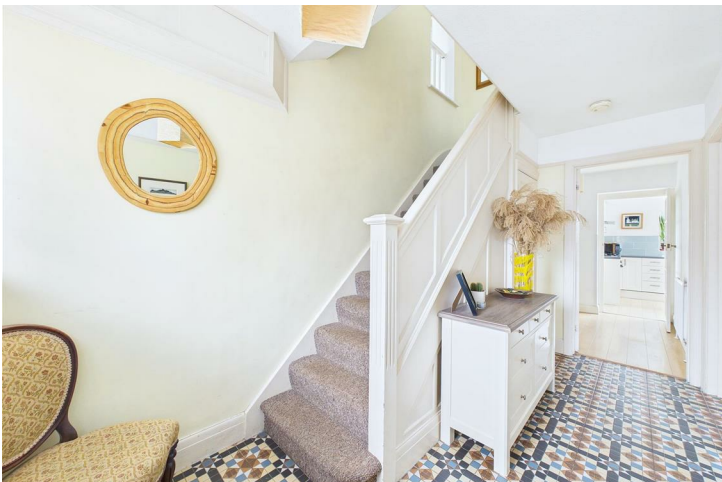
Coleridge Vale Road South Clevedon BS21 6PE

£499,950

marktempler

RESIDENTIAL SALES





Property Type

House - Semi-Detached



How Big

1289.00 sq ft



Bedrooms

4



Reception Rooms

2



Bathrooms

2



Warmth

Gas Central Heating



Parking

Driveway and Garage



Outside

Front and Rear



EPC Rating

D



Council Tax Band

C



Construction

Standard



Tenure

Freehold

This attractive extended 1930s home is set along Coleridge Vale Road South and provides spacious, well-balanced accommodation that has evolved over the years to meet the needs of a growing family. Retaining period character alongside practical modern additions, the house offers versatile living spaces and a particularly pleasant rear garden, all within easy reach of everyday amenities.

A welcoming entrance hall sets the tone for the property. To the front, the sitting room enjoys a wide bay window flooding the room with natural light, while an open fire creates a warm focal point. To the rear, the dining room opens into the kitchen forming a sociable open plan area ideal for family life and entertaining. A useful utility room and cloakroom add practicality.

Upstairs, four bedrooms are arranged around the landing. The principal bedroom benefits from a bay window, echoing the character of the reception room below. The remaining bedrooms are well proportioned and served by a family bathroom and a separate shower room.

The property is approached via a driveway providing off-road parking and access to a large single garage. A garden lies to the front, while the rear garden is a particular highlight — arranged with lawn, established planting and seating areas ideal for al fresco dining, all enclosed by timber fencing to create a private and secure setting.

Coleridge Vale Road South is a highly convenient residential position just a short walk from playing fields and Clevedon's town centre, offering shops, cafes and everyday services. The seafront and coastal walks are also easily accessible, making this an excellent setting for both families and those seeking a well-connected lifestyle.

A characterful family home combining period charm with practical space in a central and convenient location — perfectly suited to modern living.



“A classic 1930s home thoughtfully extended for modern family living”



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

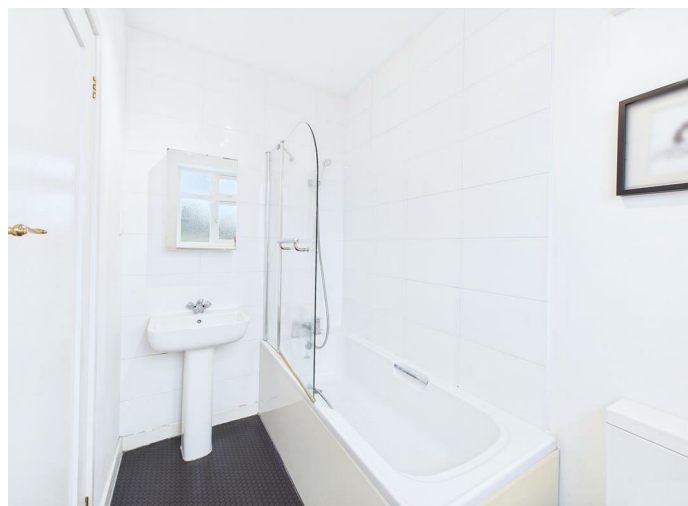
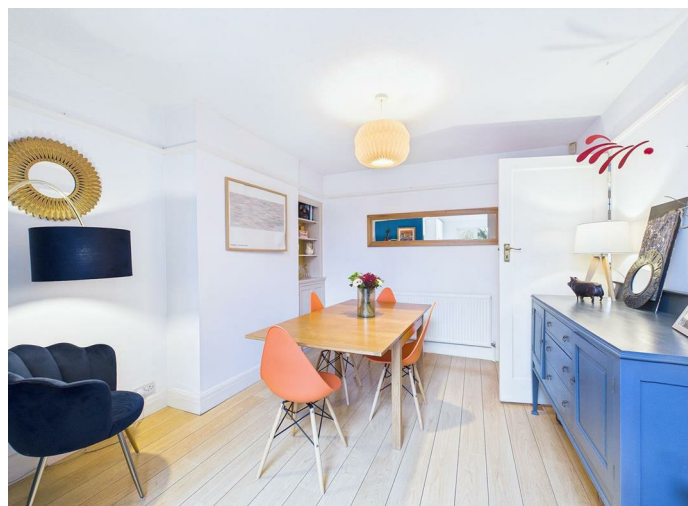
UTILITIES

Mains electric, gas, water and drainage.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 1000 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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