



	
Property Type Cottage - Semi Detached	How Big 800.00 sq ft
	
Bedrooms 2	Reception Rooms 1
	
Bathrooms 2	Warmth Gas Central Heating
	
Parking Allocated Space	Outside To The Side
	
EPC Rating D	Council Tax Band B
	
Construction Standard	Tenure Freehold

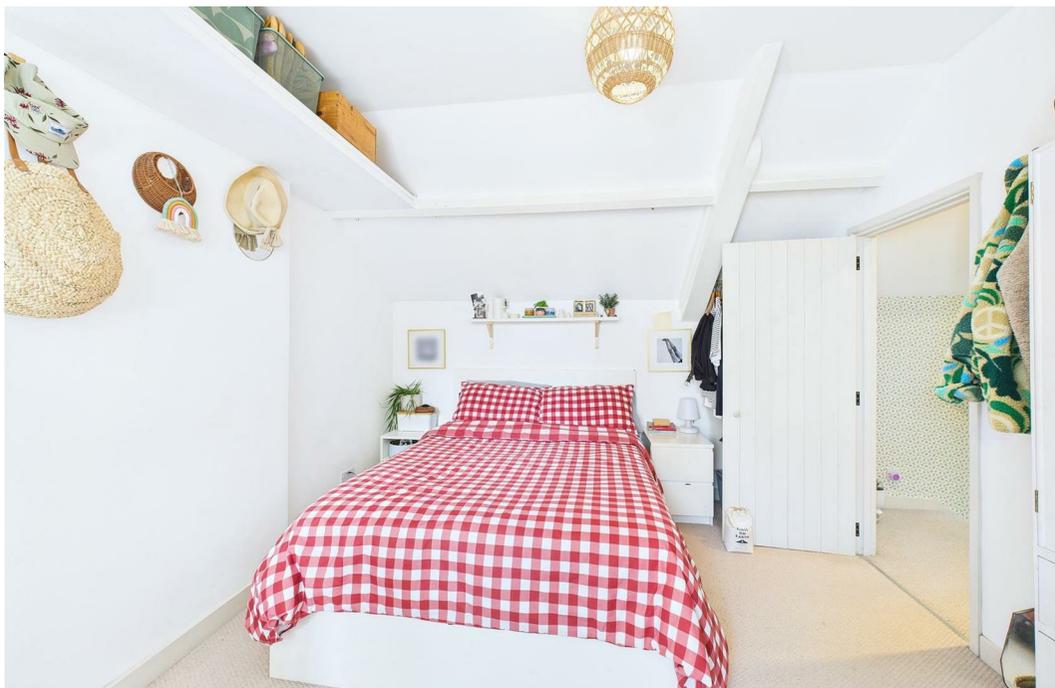
Tucked away just moments from the vibrant Hill Road and a short stroll from Clevedon's stunning seafront, this charming semi-detached cottage blends period character with stylish modern touches. Approached via a shared driveway with an allocated parking space, the home immediately impresses with its exposed stone walls, original fireplace, and ceiling beams that reflect its heritage.

A storm porch leads into a welcoming hallway, opening onto a beautifully finished kitchen/dining room designed for modern living. The cosy sitting room is flooded with natural light thanks to double doors, and includes thoughtful built-in storage. A versatile utility area offers additional storage and space for a desk or study nook, complemented by a sleek downstairs shower room. Upstairs, the property offers two comfortable double bedrooms and a contemporary bathroom. Outside, the elevated garden is designed for ease, with decked patio seating areas and space for planting—perfect for enjoying the surroundings without extensive upkeep.

Located just steps from the independent shops, cafés, and restaurants of Hill Road, and within easy walking distance of Clevedon's picturesque seafront, this property combines peaceful living with immediate access to one of the town's most desirable and vibrant neighbourhoods. The property is also sold with no onward chain.



A rare combination of character, comfort, and convenience in one of Clevedon's most sought-after locations.



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

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 **Head Projects (Surveyors)**: 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.



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