

Ash Grove Clevedon BS21 7JZ

£610,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
House - Detached



HOW BIG  
1489.00 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
2



BATHROOMS  
1



WARMTH  
Gas central heating



PARKING  
Garage and driveway



OUTSIDE SPACE  
Front and rear



EPC RATING  
C



COUNCIL TAX BAND  
E



This link detached family home is located in a prime position at the end of a peaceful cul-de-sac in the sought-after area of Upper Clevedon. Situated next to Strawberry Hill's field and woodland, this property offers a perfect setting for families or nature enthusiasts. The tranquil surroundings provide a serene backdrop for daily living, while the proximity to outdoor spaces allows for easy access to walks and recreational activities.

Upon entering the property, you are greeted by a warm and inviting entrance hall that sets the tone for the rest of the home. The spacious sitting and dining room flow seamlessly together, creating a bright and airy open plan space that is perfect for entertaining friends and family. The dual aspect of these rooms not only floods the area with natural light but also offers views of the well-maintained gardens. The kitchen/breakfast room at the rear of the property is equipped with built-in appliances and overlooks the lush greenery of the rear garden, making it a delightful space for preparing meals and enjoying casual dining. Moving upstairs, you will find a family bathroom and four generously sized bedrooms, many of which boast charming views of the neighbouring Strawberry Hill. The well-proportioned rooms provide ample space, making them ideal for families or those in need of a home office or hobby room.

Outside, the meticulously landscaped gardens feature a variety of shrubs, central lawns, mature hedging, and strategic planting that create a secluded space for outdoor enjoyment. With the addition of a timber summerhouse, aluminium greenhouse, and side access, the gardens offer a perfect blend of beauty and functionality for residents to savour.



Adjacent to Strawberry Hill's field and woodland, the property offers an ideal setting for families and outdoor enthusiasts alike

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#### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

**Proof of identification** - we need to run an electronic check for all purchasers of the property. To do this, we need your full name including titles, dates of births and residential address(s) for the last three years. The ID check is at no cost.

**Proof of funding** - if a mortgage is required, we need to see an up-to-date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash, we will need to see an official statement of the funds required.

**Proof of chain** - if you are selling your home with another agent, we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients. Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral fee £175 + VAT, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Centre - Mortgage Advisors Referral Fee 20% of the net commission received. All referral fees are included within any quotes provided by the named companies.





Up your street...



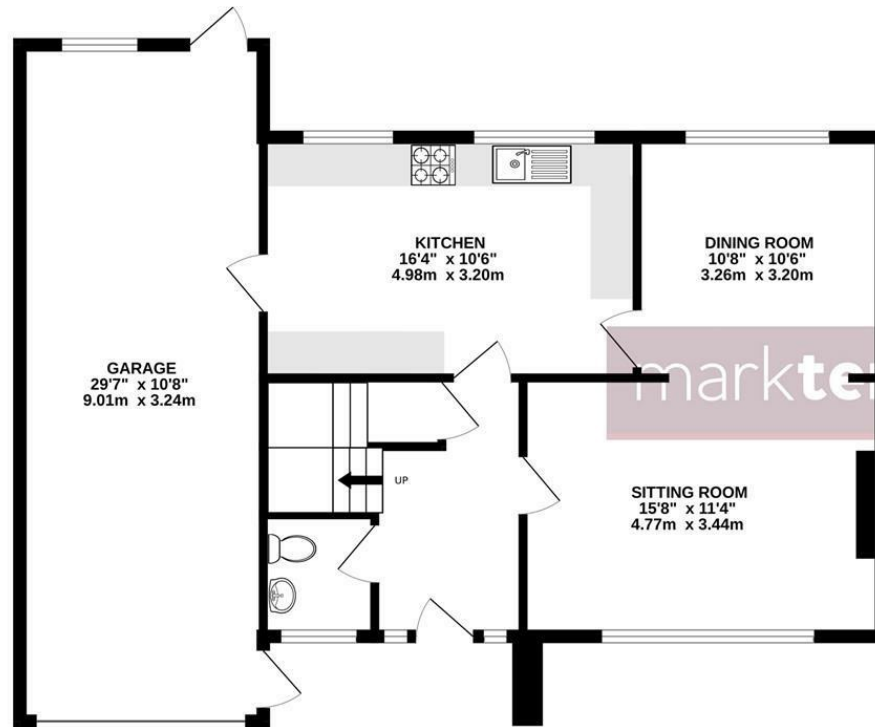
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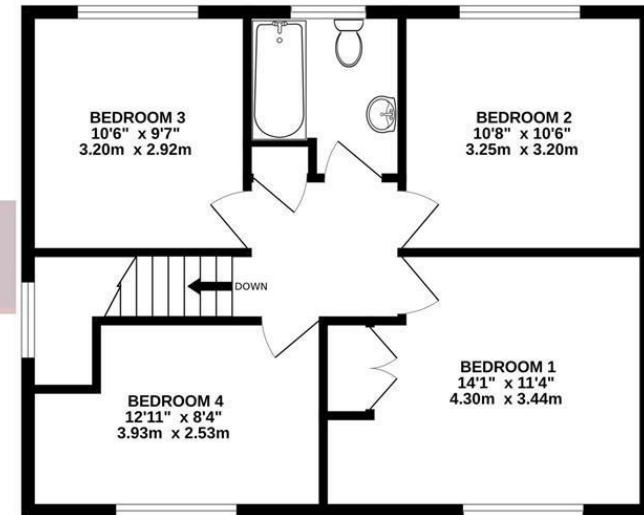




GROUND FLOOR  
900 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 1489 sq.ft. (138.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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