

Treefield Road Clevedon BS21 6JD

£399,950

marktempler

RESIDENTIAL SALES







**Property Type**  
House - Terraced



**How Big**  
1046.00 sq ft



**Bedrooms**  
3



**Reception Rooms**  
1



**Bathrooms**  
1



**Warmth**  
Gas Central Heating



**Parking**  
Allocated Space



**Outside**  
To The Rear



**EPC Rating**  
C



**Council Tax Band**  
B



**Construction**  
Standard



**Tenure**  
Freehold



Full of warmth, character, and charm, this beautifully extended Victorian terrace—built in 1897—offers the perfect blend of period features and modern living. Set in a prime central location, it's just a short stroll to shops, cafes, restaurants, Coleridge Vale playing fields, and Yeo Moor Primary School, making it ideal for both families and professionals.

Step through the entrance porch, designed for coats and shoes, and into a welcoming home that immediately feels special; beginning with a cosy sitting room that enjoys a gas fire within a beautiful fireplace — perfect for quiet evenings in.

At the rear, the heart of the home is a stunning, light-filled kitchen and living space. This impressive extension features original floorboards, a handmade kitchen with a central island, space for a large dining table, and relaxed seating. French doors open onto the rear garden, creating a seamless flow for entertaining or enjoying peaceful mornings. Upstairs, you'll find three well-proportioned bedrooms and a stylish bathroom, all finished to a high standard.

To the rear, a versatile garage/workshop offers endless possibilities—whether as a home office, creative space, or simply excellent storage. An allocated parking space to the rear adds further practicality.

With its blend of heritage detail, modern touches, and unbeatable location, this is a home that truly stands out.





A beautifully extended Victorian home blending period charm with modern living, featuring a handmade kitchen, garden, garage/workshop, and private parking.

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#### 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

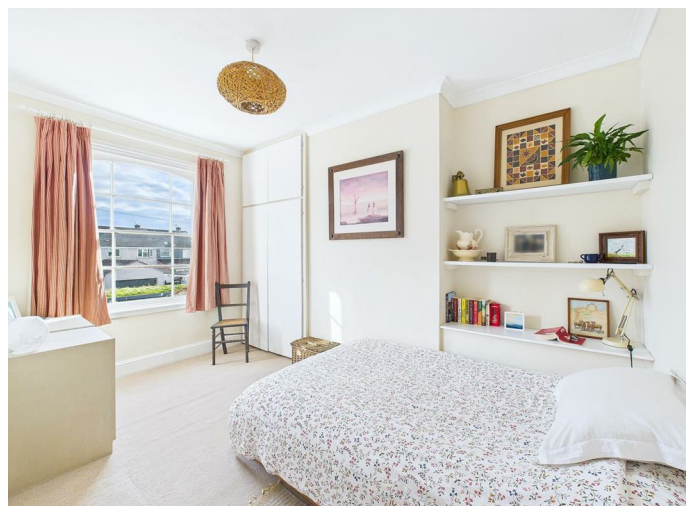
### UTILITIES

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 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](http://checker.ofcom.org.uk) and is accurate to the best of knowledge.



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