

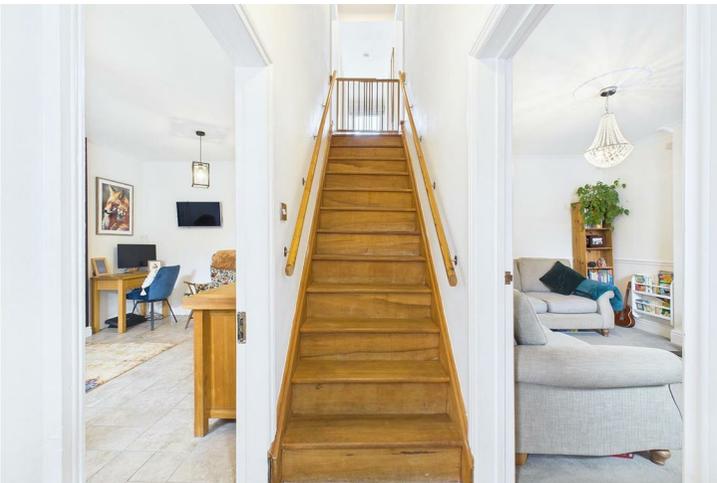
Parnell Road Clevedon BS21 6DB

£450,000

marktempler

RESIDENTIAL SALES





**Property Type**  
House - Terraced



**How Big**  
1387.00 sq ft



**Bedrooms**  
3



**Reception Rooms**  
2



**Bathrooms**  
2



**Warmth**  
Gas Central Heating



**Parking**  
Driveway



**Outside**  
Rear Garden



**EPC Rating**  
C



**Council Tax Band**  
C



**Construction**  
Standard



**Tenure**  
Freehold

This charming Victorian cottage occupies a wonderfully convenient and central position just moments from Clevedon's town centre, yet enjoys the rare advantages of off-road parking and a delightful, established garden. Combining period character with practical family living, the accommodation is both versatile and inviting.

The entrance hall leads to two reception rooms at the front of the property. The sitting room provides a cosy retreat, centred around a wood-burning stove and enhanced by a charming window seat – an ideal spot to unwind. Across the hall, the family room offers further flexibility and flows seamlessly into the kitchen/dining room at the rear, creating a sociable and connected layout perfectly suited to entertaining family and friends. A modern ground floor shower room adds everyday convenience.

Upstairs, three well-proportioned bedrooms are arranged around the landing, each benefiting from built-in wardrobes to maximise storage. The generous family bathroom is fitted with a contemporary four-piece suite, including both a bath and separate shower, ideal for busy households.

To the rear, a covered terrace spans the width of the cottage, providing a sheltered space for outdoor dining or a safe area for children to play. Beyond, the lawn extends away from the house, enclosed by timber fencing for privacy. Positioned midway down the garden, a stone outbuilding has been cleverly converted into a useful home office, perfect for remote working or creative pursuits.

A superb opportunity to acquire a characterful Victorian home with sociable living space, a garden office and parking, all within easy reach of Clevedon's shops, cafes and coastal walks.



Ideally situated within easy reach of Clevedon's town centre, independent shops, cafes and coastal walks, combining everyday convenience with traditional seaside charm.



#### 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 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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