

Wellington Terrace Clevedon BS21 7PR

£550,000

marktempler

RESIDENTIAL SALES





Property Type
House - Townhouse



How Big
1076.00 sq ft



Bedrooms
3



Reception Rooms
1



Bathrooms
2



Warmth
Gas Central Heating



Parking
Garage and Parking



Outside
Rear Garden



EPC Rating
C



Council Tax Band
E



Construction
Standard



Tenure
Freehold

Set along Clevedon's iconic coastline, this townhouse enjoys captivating views across the Bristol Channel towards the historic pier and the Welsh coastline beyond. Offering a rare opportunity to secure a property in such an enviable position, the accommodation is now in need of updating, presenting exciting potential to create a bespoke coastal home.

The location perfectly embodies the sought-after Clevedon lifestyle. Situated just around the corner from the charming Victorian shopping area of Hill Road, the property benefits from easy access to an eclectic mix of independent shops, cafés and restaurants, along with convenient nearby bus routes providing excellent local connectivity.

Arranged over three floors, the accommodation offers generous and flexible living space. The ground floor comprises an integral garage with direct internal access, a cloakroom and hallway, and a separate kitchen positioned to the rear, opening out to the garden and enjoying coastal views.

The rear garden is designed for low maintenance, laid mainly to paving and arranged over a couple of shallow terraces. This elevated outdoor space provides a wonderful spot to relax and enjoy sunsets across the Welsh hills. In addition to the garage, the property also benefits from an allocated parking space.

The first floor forms the main living area, with a spacious living room spanning the full width of the property and opening onto a glazed balcony—an ideal vantage point from which to take in the exceptional views. This level also includes a flexible third bedroom and the main bathroom.

The second floor is dedicated to the remaining bedrooms. The larger principal bedroom is positioned to the rear, enjoying the best coastal outlook, while the second well-proportioned bedroom sits to the front and is served by an en-suite shower room.

This is more than just a house; it is a rare opportunity to design and create a distinctive home in one of Clevedon's most desirable coastal settings.



A rare coastal townhouse offering sweeping Bristol Channel views, moments from Hill Road and Clevedon's iconic seafront



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 1000 Mbps and highest available upload speed 100 Mbps. Mobile coverage is good outdoor. Subject to your network.

This information has either been sourced via the sellers of the property or [checker.ofcom.org.uk](https://www.ofcom.gov.uk/consult/condocs/broadband/broadband-checker/) and is accurate to the best of knowledge.



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