





 Property Type House - Semi-Detached	 How Big 1483.00 sq ft
 Bedrooms 4	 Reception Rooms 1
 Bathrooms 2	 Warmth Gas Under-Floor
 Parking Driveway	 Outside Elevated Rear
 EPC Rating B	 Council Tax Band E
 Construction Standard	 Tenure Freehold





Stylish, spacious & superbly Located – A Contemporary Gem in Clevedon

Positioned on the edge of the ever-popular town of Clevedon, this nearly new semi-detached home -built circa 2020, forms part of an impressive modern development that blends thoughtful architecture with a strong sense of community. Designed to stand out, this home boasts an interesting layout that perfectly complements modern living.

Step into a bright and inviting hallway that sets the tone for what's to come. The ground floor flows effortlessly with engineered oak flooring throughout, leading into a stunning open-plan living space that's as practical as it is beautiful. Flooded with natural light from multiple aspects, this space features sleek bi-folding doors that open directly onto the garden, perfect for seamless indoor-outdoor living. The stylish kitchen is the heart of the home, complete with appliances, a central island, and plenty of room to entertain. Upstairs, you'll find four well-proportioned bedrooms, several with impressive vaulted ceilings that create a wonderful sense of light and space. The main bedroom enjoys its own en suite shower room, while a modern family bathroom caters to the rest of the family.

Outside, a charming courtyard leads via external steps to a thoughtfully landscaped, elevated garden. Tiered lawns and a seating area back directly onto tranquil woodland and offers views towards the beautiful Swiss Valley - an idyllic setting for quiet mornings or evening gatherings.

Additional features include a downstairs cloakroom, a private driveway for two vehicles, visitor parking, and a location that truly balances peace and convenience. Clevedon town centre is a level walk away, and you're just moments from Clevedon Secondary School, The Old Inn family pub, and excellent transport links to Bristol via Failand or the M5 motorway.

A home that offers contemporary style, practical living, and a touch of countryside charm—this is Clevedon living at its finest.



A stylish semi-detached home with open-plan living, excellent fittings and landscaped gardens. Found in a prime Clevedon location with level access to the town access, and transport links.



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.
Gas under Floor heating.
Solar Panels - owned.

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 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 and is accurate to the best of knowledge.

This information is sourced via the Sellers and checker.ofcom.org.uk, we advise you make your own enquires.

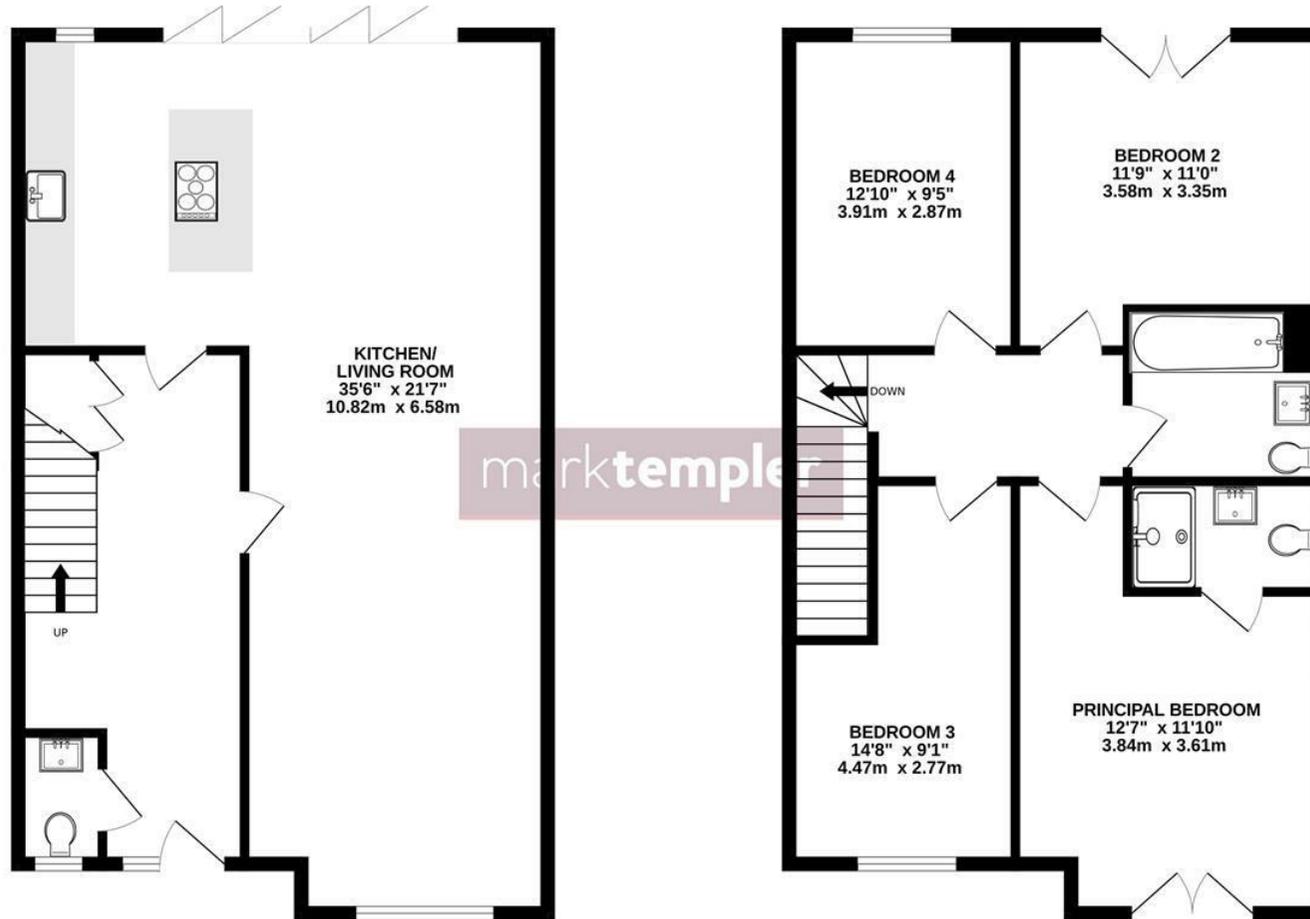


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GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.

1ST FLOOR
741 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA : 1483 sq.ft. (137.8 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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