

Robin Lane Clevedon BS21 7EX

£675,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

House - Detached



HOW BIG

1393 sq ft



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas central heating



PARKING

Garage and driveway



OUTSIDE SPACE

Front and rear



EPC RATING

D



COUNCIL TAX BAND

E

A beautiful example of a 1950's detached family home, occupying a sought after Upper Clevedon location. Set within a generous plot and with breathtaking estuary views from multiple rooms, properties of this nature rarely come to the market, therefore an early viewing comes highly recommended.

In brief, the ground floor accommodation comprises spacious entrance hall complete with original tubular doorbell chime and downstairs cloakroom. From here access is provided to the living room and kitchen, which has been fitted with an array of wall, draw and base shaker style units. Space for freestanding appliances and complimentary tiled splash backs complete the room which enjoys a wonderful aspect over the rear garden. Adjoining the kitchen is an additional space for white goods as well as access to both the front and rear of the property. The living room is a beautifully light and bright space with feature bay window overlooking Robin Lane, and electric fire perfect for the winter evenings. The dining room is a brilliant entertaining space, with garden room abutting providing access into the rear garden.

Upstairs are three bedrooms all of which can be double rooms in size. Both bedroom one and two enjoy unspoilt and captivating estuary views, whilst bedroom three affords the benefit of built in wardrobe space. The family bathroom comprises bath, walk-in shower, sink with vanity unit and WC.

To the front of the property a block paved driveway and path lead to the front door and tandem double garage respectively, with both front and rear access. The rest of the approach is meticulously landscaped with a mixture of mature plantings. To the rear is a beautiful, south facing garden predominately laid to lawn and enclosed by wall and fenced borders. A charming patio area leads from the garden room, creating the perfect spot to enjoy peace and tranquility on a summers evening. The summer house has the benefit of light and power connected, whilst well stocked raised floral beds neatly finish this exceptional garden.

Situated on Robin Lane, this much admired upper Clevedon location is just a short walk from wonderful woodland walks, Clevedon Cricket Club and the cafe, bars and restaurants of Hill Road.



Set within a generous plot and with breath-taking estuary views from multiple room.



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.

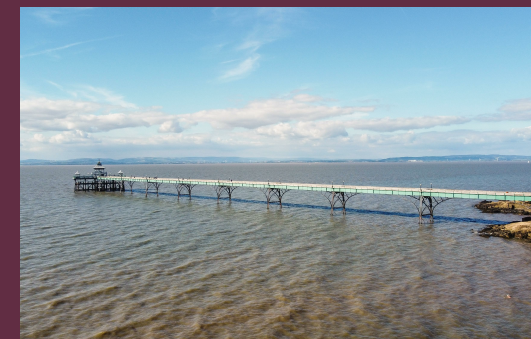
Proof of chain - if you are selling your home with another agent, we will need full details of the agent involved and any linked transactions.

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 properties we 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 £180, 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 paid to us by the named companies are included within any quotes provided. The referral fees are not an additional charge.



Up your street...

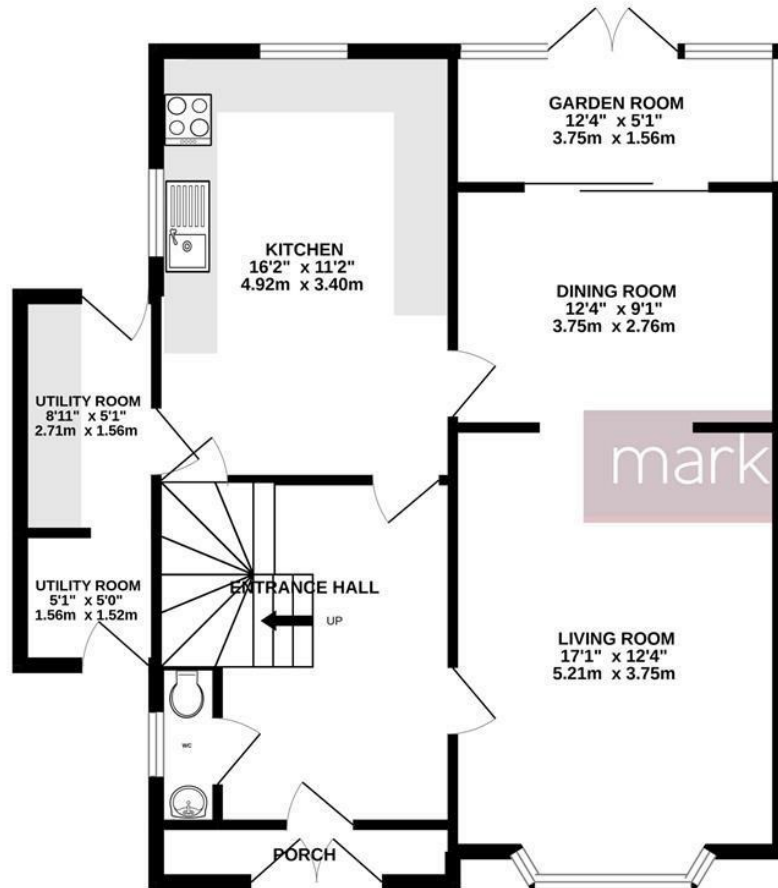


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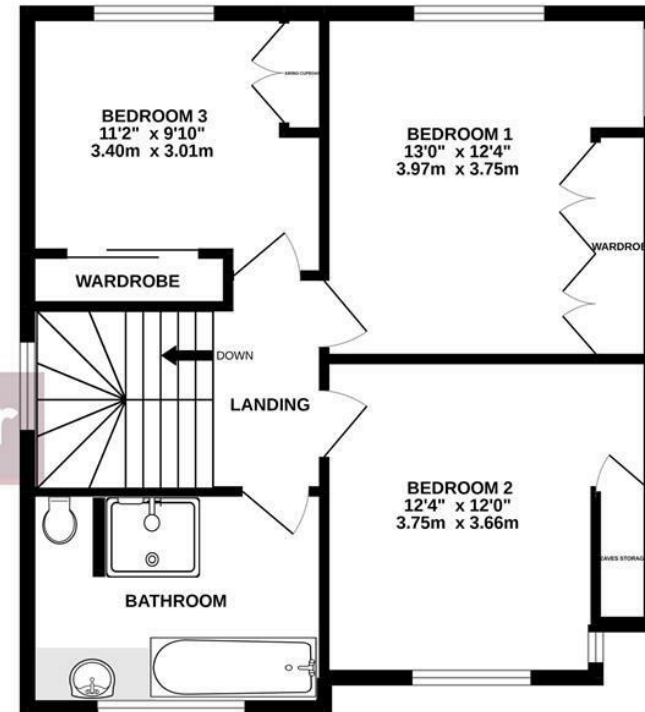




GROUND FLOOR
799 sq.ft. (74.2 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1393 sq.ft. (129.4 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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