Bennetts Way Clevedon BS21 6AJ | **£649,950**

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RESIDENTIAL SALES









Property Type
House - Detached

How Big
1791.00 sq ft

Bedrooms
3

Reception Rooms
2

Bathrooms
2

Warmth
Gas Central Heating

Parking
Tandem Garage and Driveway

Outside
Front, Rear and Side

EPC Rating
D

Council Tax Band
E

Construction
Standard

Tenure
Freehold

Set within a private road in the sought-after Swiss Valley area of Clevedon, this charming detached post-war home enjoys a leafy setting and occupies an impressive double plot, offering a rare combination of established gardens, generous accommodation and exciting potential. With its character features, sunny aspects and versatile living spaces, this is a property with plenty to offer those looking to put down roots and make a home their own.

A large front conservatory provides a welcoming introduction, enjoying a sunny aspect before leading into the main hallway. The front-facing kitchen offers ample room for a central dining area, enhanced by a bay window that draws in natural light. To the rear, the living room provides a cosy yet characterful retreat, featuring a fireplace, attractive stained glass and later additions that enhance the space. Original glazed double doors open into a triple-aspect dining room, where views across the gardens create a lovely setting for family meals and entertaining. A utility room, shower room and separate family bathroom complete the ground floor.

Heading upstairs, a half landing featuring another stained-glass window leads to three well-proportioned double bedrooms and a useful separate WC.

Outside, established gardens wrap around the front, side and rear, creating a variety of inviting spaces to enjoy throughout the day. Lawns, mature planting, hedging and several seating areas offer both privacy and room for children to play. A driveway and substantial tandem garage provide useful parking and storage.

The generous plot presents exciting possibilities for the future, whether enhancing the existing home or exploring the potential for further development, subject to all necessary planning permissions and consents.

Swiss Valley remains a popular choice for families, with nearby schools, woodland walks, local amenities and transport links all contributing to its appeal.

















"A characterful home in a leafy setting, with generous gardens and exciting possibilities for the future."





HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £24 (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.

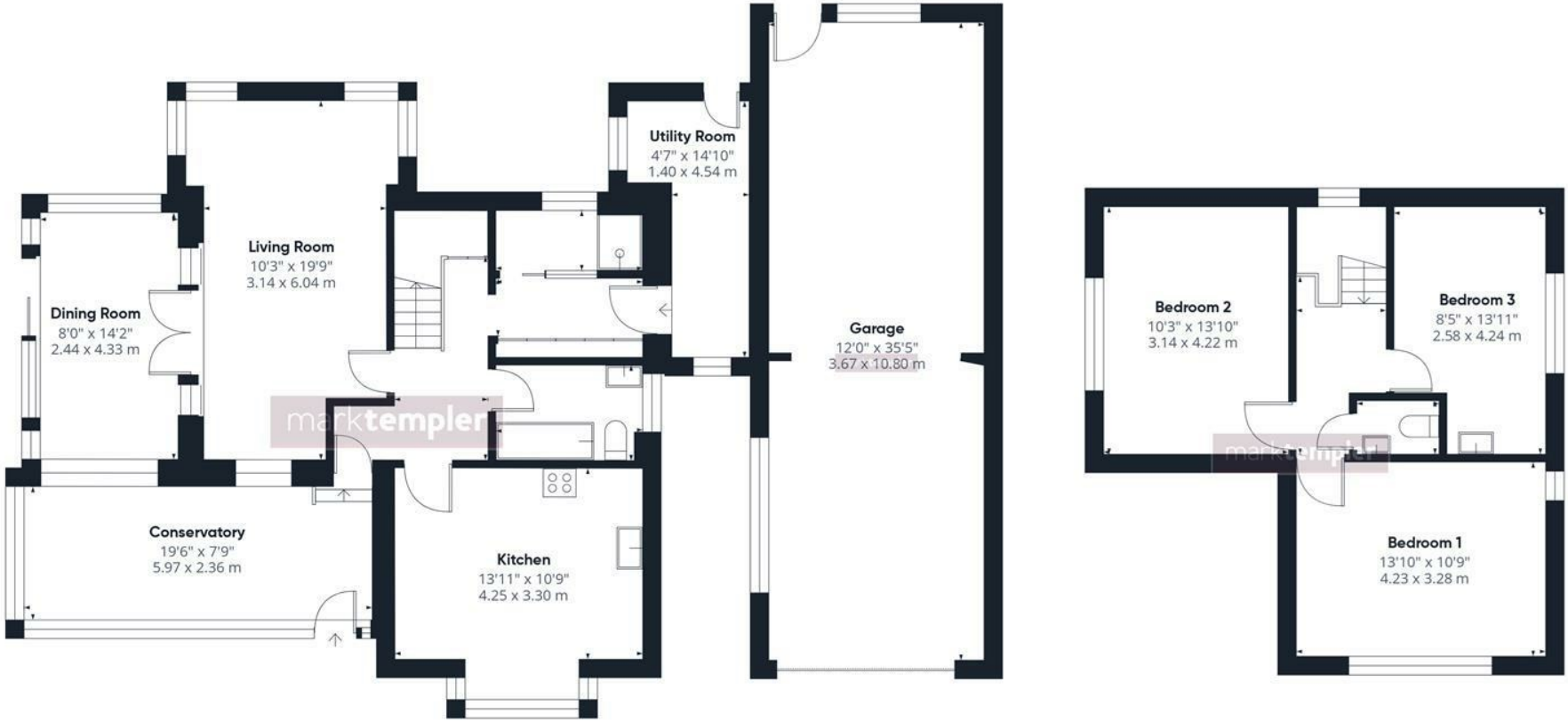
PRIVATE ROAD
Bennetts Way is a private road. Buyers are advised to make their own enquiries regarding responsibility for its maintenance and repair, including any associated costs or shared arrangements.

BROADBAND AND MOBILE COVERAGE
Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.
Mobile coverage is variable outdoors 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 our knowledge.

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