Valley Road Clevedon BS21 6AQ | £400,000

marktempler
RESIDENTIAL SALES









Property Type
House - Detached

How Big
1172.00 sq ft

Bedrooms
3

Reception Rooms
3

Bathrooms
1

Warmth
Gas Central Heating

Parking
Garage and Driveway

Outside
Front and Rear

EPC Rating
E

Council Tax Band
D

Construction
Standard

Tenure
Freehold

Set within the sought-after leafy surroundings of Swiss Valley, this detached home occupies an elevated position along Valley Road, enjoying an open outlook towards All Saints Church and Court Woods beyond. In need of renovation, the property presents an exciting opportunity for buyers looking to create a home tailored to their own tastes, with spacious accommodation, established gardens and plenty of scope to add value. Offered to the market with no onward chain.

The accommodation begins with a reception hall, leading through to an inner hallway which has been adapted to provide a downstairs WC. This area could easily be reconfigured to create an impressive entrance hall once again. There are two further reception rooms, offering flexibility for both everyday living and entertaining, alongside the kitchen. Upstairs, the landing leads to three well-proportioned bedrooms, together with a separate WC, bathroom and airing cupboard.

Outside, the established gardens offer plenty to explore, with lawns, patios and terraces providing a variety of spaces to enjoy throughout the seasons. To the front, a gated driveway provides off-road parking and leads to a single garage.

Swiss Valley remains a popular setting for a wide variety of buyers, with nearby primary and secondary schools, woodland walks and the surrounding green spaces appealing to families. For others, the quieter residential position, convenient transport links and nearby M&S Foodhall add to the appeal.

A property with plenty of scope and an enviable setting, offering the chance to create something special in one of Clevedon's established residential areas.





"An exciting opportunity to create your ideal home in a popular Clevedon setting, with space, gardens and an outlook to enjoy."





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

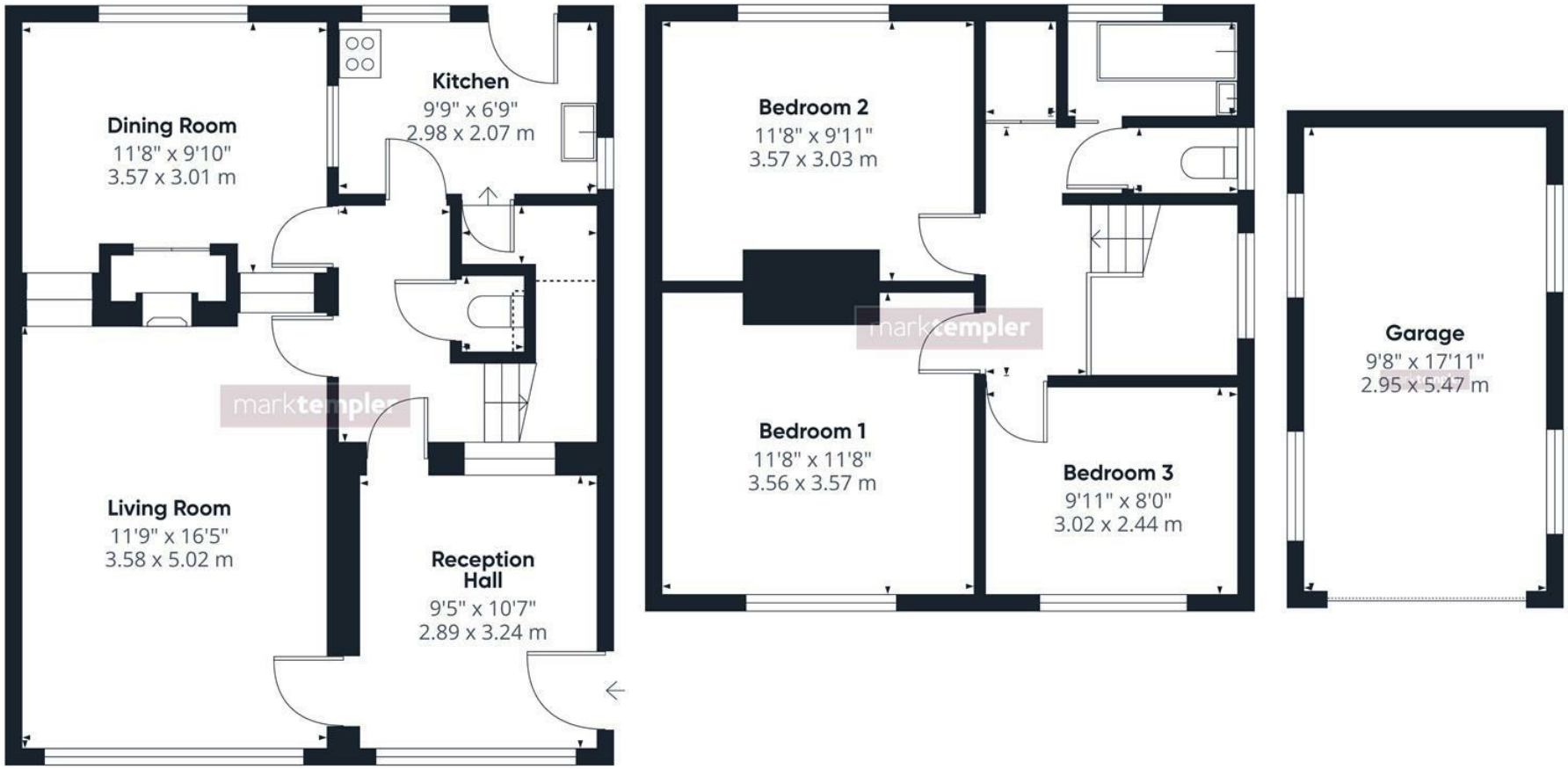
UTILITIES
Mains electric, gas, water and drainage.

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.

For the latest properties and local news follow Mark Templer Residential Sales, Clevedon on:

YouTube



The Property Ombudsman

naea | propertymark PROTECTED

Mark Templer Residential Sales and any joint agents wish to make the following clear: (i) They have no authority to make or give representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances, or measurements provided are approximate. The text, photographs, and plans are for guidance purposes only and may not be comprehensive. It should not be assumed that the property has all required planning permissions, building regulations, or other consents. Mark Templer has not tested any services, equipment, or facilities. Purchasers are advised to satisfy themselves through inspection or other means. (iii) In accordance with the Consumer Protection from Unfair Trading Regulations, please note that the working condition of services or kitchen appliances has not been verified by the agents. However, at the time of preparing these particulars, we were informed that all were in working order. Any items described within these property details are not automatically included within any sale and would need to be confirmed with the seller.