

Ryves Vale Clevedon BS21 6FZ

£650,000

marktempler

RESIDENTIAL SALES





Property Type
House - Detached



How Big
1594.00 sq ft



Bedrooms
4



Reception Rooms
1



Bathrooms
2



Warmth
Air Source and Solar



Parking
Garage and Driveway



Outside
South Facing



EPC Rating
A



Council Tax Band
F



Construction
Standard



Tenure
Freehold

Beautifully presented and constructed in 2022 by Newland Homes, this impressive four-bedroom family home forms part of the highly regarded Ryves Vale development in Tickenham. Designed with energy efficiency and modern family living in mind, the property offers well-planned accommodation with a particularly attractive open-plan kitchen, dining and family room at its heart.

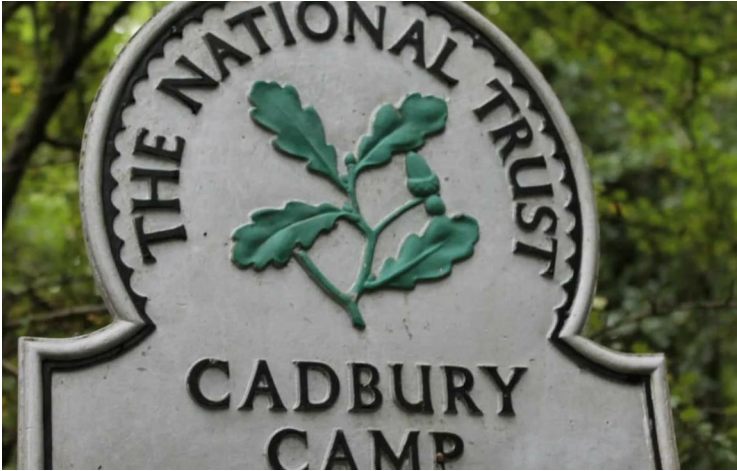
The welcoming entrance hall leads through to a dual-aspect living room, while the impressive kitchen, dining and family room provides a generous everyday space with contemporary cabinetry, central island and breakfast bar. A glazed seating area opens directly onto the garden, creating a natural connection between the house and outside space. A useful utility room and cloakroom complete the ground floor.

Upstairs, four well-proportioned bedrooms are arranged around the landing, with the principal bedroom benefiting from built-in wardrobes and an en-suite shower room. The family bathroom serves the remaining bedrooms.

Outside, the south-facing garden is laid mainly to level lawn with a paved seating area and a selection of young planting which will mature beautifully over time. A driveway and single garage provide useful off-road parking and storage.

Ryves Vale occupies a particularly appealing position, surrounded by countryside and close to a wealth of walking routes, including Cadbury Camp, the Old Lane Bridleway, the Land Yeo riverbank and Moorend Spout Nature Reserve. The development was built on a former garden centre site and benefits from a friendly, active community. Bus stops at the entrance provide access to Bristol and Bristol Airport, while the M5 and Nailsea & Backwell railway station are all easily accessible. Combined with its A-rated energy efficiency, modern specification and peaceful countryside setting, this is a home that offers an excellent balance of contemporary family living and everyday connectivity.







“Enjoy the best of modern, energy-efficient family living, with open countryside on the doorstep and excellent connections for everyday life.”



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, water and drainage.
Air source heat pump and solar panels.

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. 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.

SERVICE CHARGE

£448 pa contribution towards common areas at Ryves Vale.

IMPRESSIVE ENERGY PERFORMANCE

A particularly impressive feature of the property is its energy efficiency. The current owner has confirmed that, based on actual electricity consumption and export figures, their total energy cost was just £444.99 between July 2025 and August 2026. This highlights the benefit of the property's highly energy-efficient design and renewable energy provision, with the potential to keep ongoing household energy costs significantly lower.



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