Edward Road Clevedon BS21 7DT | £950,000

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RESIDENTIAL SALES









Property Type
House - Detached

How Big
1804.00 sq ft

Bedrooms
4

Reception Rooms
2

Bathrooms
2

Warmth
Gas Central Heating

Parking
Garage and Driveway

Outside
Front and Rear

EPC Rating
D

Council Tax Band
G

Construction
Standard

Tenure
Freehold

This substantial 1930s detached residence offers generous and versatile accommodation, set within a wonderful plot in the highly regarded Upper Clevedon area. Positioned along Edward Road, this charming home presents a rare opportunity, being sold for the first time in over 30 years, and offers exciting scope for those looking to create a truly special family home.

Approached via a pretty front garden with lawn, driveway and mature planting, the property immediately sets a welcoming tone. The original storm porch and entrance door lead into a central hallway, rich in character and featuring the original telephone room, while providing access to all principal ground floor rooms. The bay-fronted sitting room enjoys a feature open fireplace, creating a cosy focal point, while to the rear the kitchen and formal dining room overlook the extensive gardens beyond. Additional ground floor accommodation includes a cloakroom, utility room and integral garage.

To the first floor, a lovely galleried landing leads to four well-proportioned double bedrooms, two bathrooms and a separate study, offering excellent flexibility for family living or working from home. The family bathroom benefits from the added comfort of underfloor heating.

Externally, the rear gardens are a standout feature. A lawn stretches away from the house with a central pathway leading through to a former vegetable garden, now a nature-rich space ideal for gardening enthusiasts, families or outdoor entertaining.

Overall, this is a spacious and characterful home with significant potential for extension, whether to the rear or into the loft space, subject to the necessary planning consents. The loft itself is notably large, offering excellent potential for conversion to further enhance the accommodation.





“A rare opportunity to reimagine a much-loved family home in one of Clevedon’s most desirable locations.”





HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £12 (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 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.

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