Coleridge Vale Road South Clevedon BS21 6PB | £399,950

marktempler
RESIDENTIAL SALES









Property Type
House - Semi-Detached

How Big
1022.58 sq ft

Bedrooms
3

Reception Rooms
2

Bathrooms
1

Warmth
Gas Central Heating

Parking
Driveway

Outside
Front and Rear

EPC Rating
E

Council Tax Band
C

Construction
Standard

Tenure
Freehold

This attractive 1930s semi-detached home occupies a prime position along Coleridge Vale Road South, one of central Clevedon's most sought-after addresses, just a short stroll from the town centre and its wide range of amenities. The property offers well-balanced accommodation throughout and presents an exciting opportunity for a buyer to modernise and create a superb family home tailored to their own tastes.

Retaining much of its original charm, the home is entered via a welcoming porch leading into a hallway. From here, doors open to a traditional sitting room featuring a bay window, while to the rear the kitchen connects through to a formal dining room and conservatory. This arrangement offers excellent scope to reconfigure into a contemporary open-plan living space, making full use of the garden outlook.

Upstairs, the property provides three bedrooms, including two generous doubles—one benefitting from a bay window—and a comfortable single bedroom, ideal as a study or nursery. The layout is both practical and versatile, suiting a range of buyers from growing families to those seeking home working space.

The property enjoys gardens to both the front and rear, with a driveway to the side providing off-road parking. The former garage has been thoughtfully converted to create two useful additional spaces: a practical utility room to the rear and a substantial garden room or gym to the front, which would equally lend itself to a home office.

Coleridge Vale is highly regarded for its characterful 1930s homes and its convenient position close to local playing fields and Clevedon's vibrant town centre. The seafront and well-regarded schools are also within easy reach, making this an ideal setting for families and those seeking a well-connected coastal lifestyle.

Offering charm, space, and significant potential, this is a wonderful opportunity to acquire a home in a prime central location and create a truly special family residence.





“A classic 1930s home with exciting potential in one of Clevedon’s most desirable central 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 1000 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.

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.