

The Croft Clevedon BS21 6AT

£595,000

marktempler

RESIDENTIAL SALES





**Property Type**  
House - Detached



**How Big**  
1338.00 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**  
E



**Construction**  
Standard



**Tenure**  
Freehold

Nestled in a picturesque tree-lined setting on the fringe of the Gordano Valley, this beautifully extended chalet-style home offers a perfect blend of contemporary design and family-friendly living. Situated in a peaceful cul-de-sac within Clevedon's desirable Swiss Valley, the property enjoys a tranquil yet convenient location with easy access to woodland walks, local schools, and the town centre.

This deceptively spacious home has been thoughtfully extended and refurbished to provide well-balanced accommodation across two floors. The first floor features four generously sized bedrooms, a modern family bathroom, and a separate shower room. The ground floor boasts a bright and airy sitting room with a bay window, a separate dining room, a stylish kitchen/breakfast room with integrated appliances, a utility room, and a downstairs cloakroom.

The outdoor space is equally impressive, with a charming front garden, a driveway providing off-street parking for two cars, and an integral garage. The rear garden is a private oasis, offering a generous, secluded space backing onto the stunning woodlands of Clevedon Court.

Having undergone a comprehensive refurbishment in recent years, this home benefits from a contemporary kitchen, upgraded bathrooms, and modern fittings throughout. Located within one of Clevedon's most sought-after areas, this exceptional family home is not to be missed. Early viewing is highly recommended.



## Contemporary Chalet-Style Home in the Highly Sought-After Swiss Valley, Clevedon

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### HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

**Proof of Identification** - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

**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 **Head Projects (Surveyors)**: 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

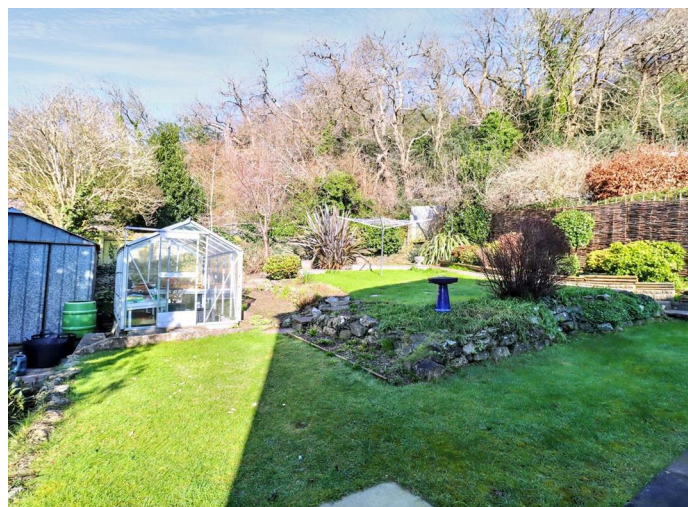
### UTILITIES

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.

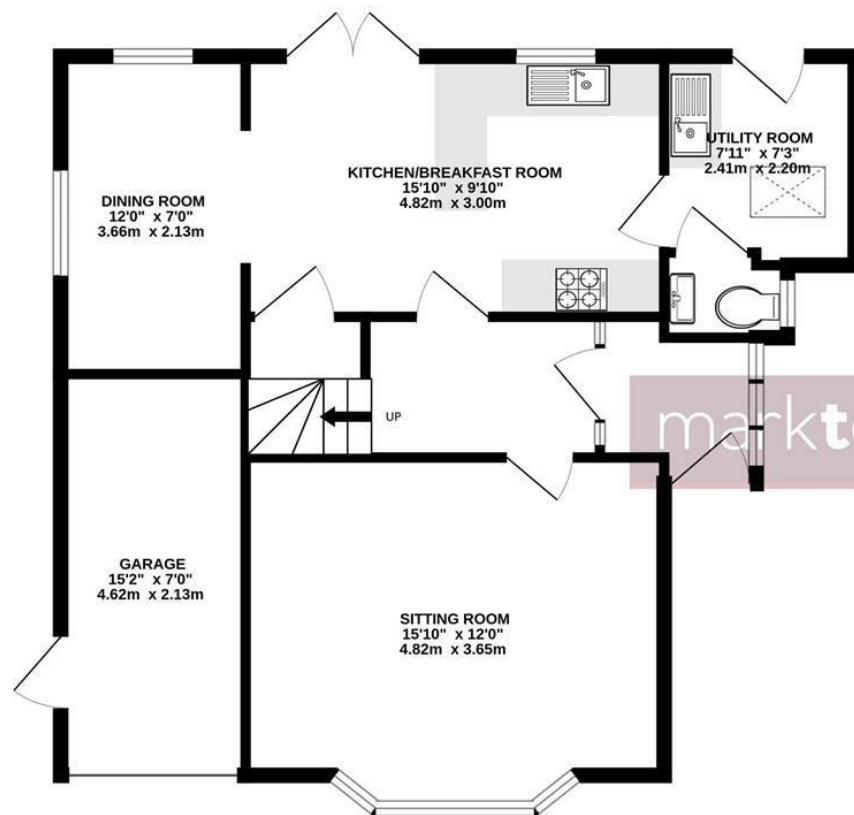
This information has either been sourced via the sellers of the property or [checker.ofcom.org.uk](http://checker.ofcom.org.uk) and is accurate to the best of knowledge.



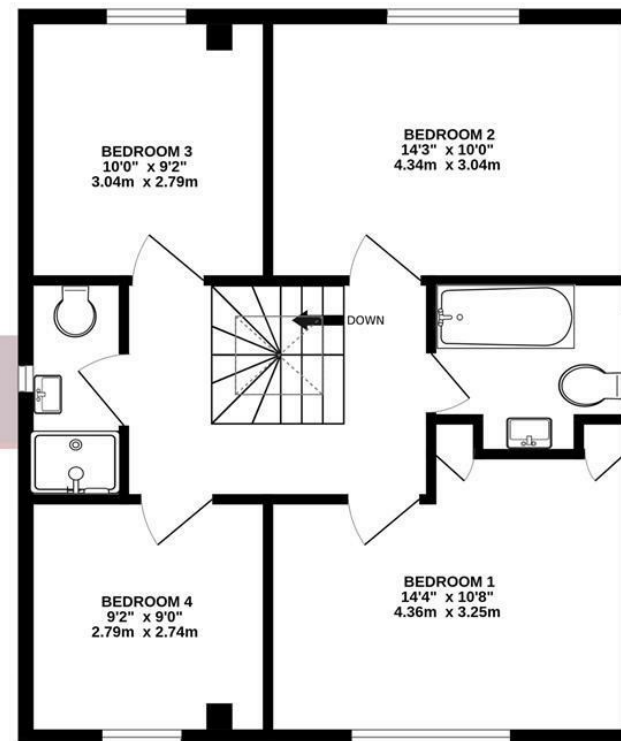
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GROUND FLOOR  
718 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 1338 sq.ft. (124.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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