

marktempler

RESIDENTIAL SALES



Sercombe Park Clevedon BS21 5BD
£359,950

On the fringe of Clevedon close to playing fields



PROPERTY TYPE
Detached House



HOW BIG
869sqft



BEDROOMS
3



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
Gas central heating and
double glazing



PARKING
Garage and driveway



OUTSIDE SPACE
Front and rear



EPC RATING
C



COUNCIL TAX BAND
D



welove

- Spacious detached family home
- Three well proportioned bedrooms
- Lovely enclosed rear garden
- Well presented accommodation
- Potential to extend (subject to planning permission)
- Within a cul de sac close to fields



ownerslove

"Lovely spacious home with substantial private garden located with a quiet cul de sac location"



more details

Attractive detached family home offering well presented accommodation - located within a quiet cul de sac within a short walk of the riverbank, playing fields and open countryside. This three bedroom home has been smartly upgraded to provide a lovely and welcoming feel. The accommodation is well designed and in brief comprises an entrance hall, dual aspect sitting/dining room complete with a box window. The modern re-fitted separate kitchen overlooks the rear garden. The first floor holds all three bedrooms plus the modern fitted bathroom.

Outside, the property enjoys garden to the front and rear. A driveway provides off road parking and leads to the attached single garage. Both gardens are predominately laid to lawn with a number of established shrubs and trees. The Westerly facing rear garden is enclosed by timber fencing with a backdrop of established trees to the rear.

Sercombe Park is a great location, fringing countryside and playing fields and is ideal for dog walkers. In the opposite direction there is level access to Clevedon's vibrant town centre together with schools, sports centre and seafront.

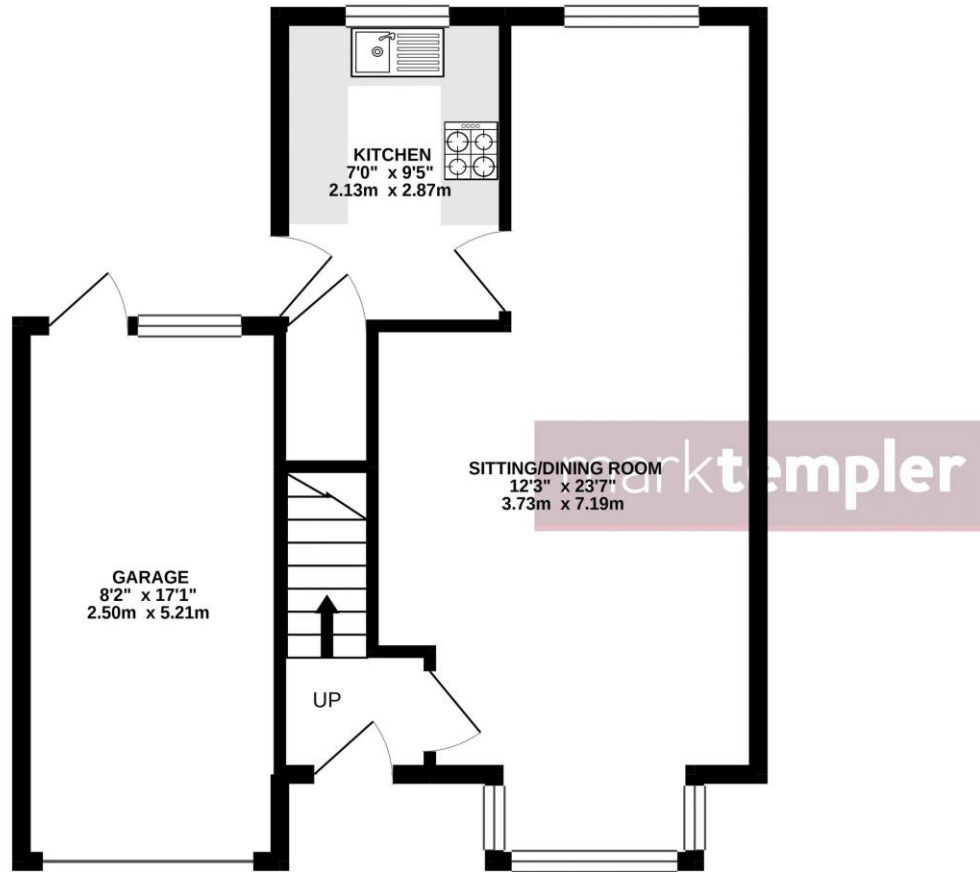


consider this

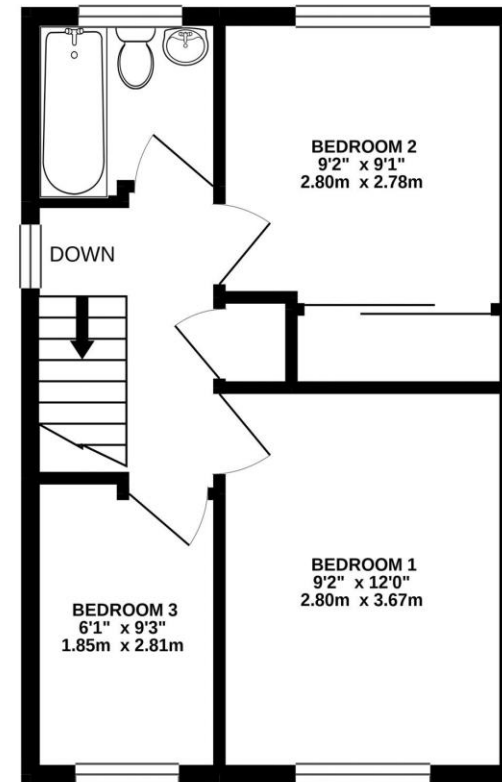
Lovely family home with space to extend (subject to planning permission)

floorplan

GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 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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How to buy this property...

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

- **Proof of identification** – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost.
- **Proof of funding** – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.
- **Proof of chain** – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily.

As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process.

We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients. Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies.

Star Legal - Conveyancing	Referral Fee £180
Head Projects - Surveyors	Referral Fee 10%
of the net commission received by Head Projects	
The Mortgage Centre – Mortgage Advisors	Referral Fee 20%
of the net commission received	

All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge



the property is close to...

- Yeo Moor Primary School
- Tesco Supermarket
- Playing fields
- Riverbank walks
- Bus routes and easy M5 access



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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.