

marktempler

RESIDENTIAL SALES



Westfield Clevedon BS21 5DD
£385,000

Family home presented to the highest of standards adjoining Clevedon Riverbank



PROPERTY TYPE

Link Detached House



HOW BIG

931sqft



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

B



COUNCIL TAX BAND

D



welove

- Renovated family home
- Contemporary finishes
- Three bedrooms
- Ideal riverbank location
- South facing and enclosed rear garden
- Outstanding countryside and riverbank views



ownerslove

"The south facing garden and ease of access onto the riverbank is unbeatable, especially during the summer months. During the winter months the house is incredibly quick to heat and remain warm."



more details

Renovated to an exceptionally high standard and occupying an enviable position backing on to countryside and riverbank, this three bedroom link detached family home really is a must see. In brief the accommodation comprises entrance hall, living room, open plan kitchen/dining room, three bedrooms a family bathroom. Engineered oak flooring leads from the beautifully light and spacious living room into the wonderfully created kitchen/dining room. The focal point of the house, the kitchen has been fitted with a wealth of wall, drawer and base units, all finished in matt black with complimentary tiling applied to splash prone areas. Pvc patio doors lead from the dining area into the rear garden. Upstairs, are three bedrooms two of which are well proportioned double rooms in size. Bedroom one enjoys unspoilt views towards the riverbank and ample amounts of built in wardrobe space. The contemporary bathroom has been fitted to include walk in shower unit with rainforest shower, wc, pedestal sink and vanity unit.

To the front of the property a tarmac driveway leads up to the garage, providing plenty of off road parking. The South facing rear garden is the ideal spot for those summer BBQs with space to entertain family and friends. A paved patio adjoins the house with a raised artificial lawn bound by well established flowerbeds. At the end of the garden is a generous vegetable patch with a gate opening out onto the riverbank. Found in a desirable location close to and within walking distance of a variety of Clevedon's hotspots including Strode Leisure Centre, Clevedon Seafront and of course the riverbank which is ideal place for a stroll anytime of year. Just along the road is a family pub and both Tesco and Asda supermarkets are not far away.

Homes backing onto the riverbank are rarely available so an early viewing is highly recommended.

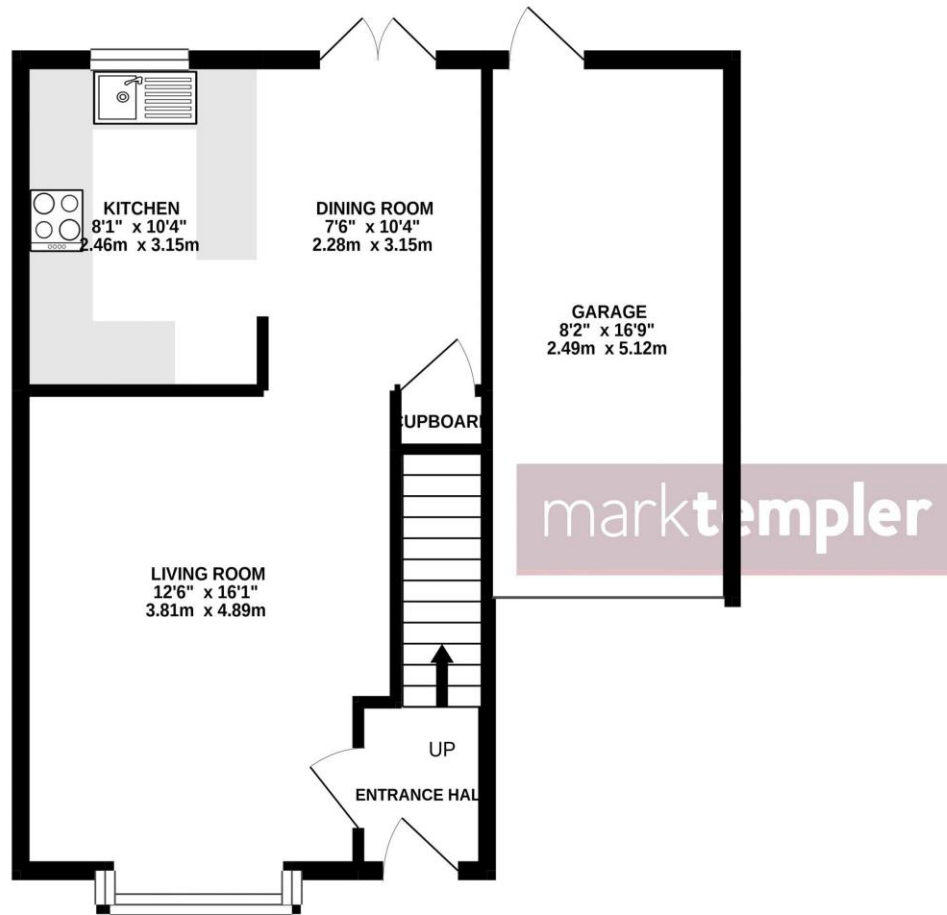


consider this

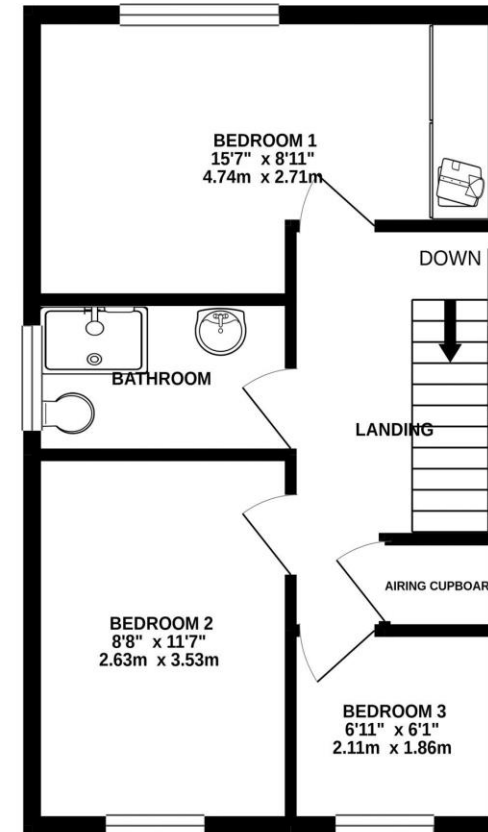
The property has undergone extensive renovations by the current owners.

floorplan

GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 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.