

Tennyson Avenue Clevedon BS21 7UJ

£495,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

Semi Detached house



HOW BIG

1300sqft



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas central heating



PARKING

Driveway and garage



OUTSIDE SPACE

Front and rear



EPC RATING

C



COUNCIL TAX BAND

C

Enjoying a prime location this truly exceptional modern family home is set within Clevedon's highly desired West End. This thoughtfully extended four bedroom house benefits from generous accommodation that is sure to appeal to a wide range of buyers. The property comprises a well designed and extended entrance hall leading to the principal rooms. The living space is set to one side with a generous dual aspect and open plan sitting and dining room extending the length of the property with bi-holding doors to the rear opening onto the enclosed garden. Adjoining the dining room the beautifully fitted oak fronted kitchen is complemented by granite work surfaces and integrated appliances. Completing the ground floor is a cloakroom, integral garage and the versatile home office that for a younger family could also double up as a play room. Upstairs, the landing leads to the re-fitted family bathroom and four well proportioned bedrooms with the principal room enjoying the benefit of an en-suite bathroom.

The outside space is also very well presented, at the front there is a driveway providing off road parking leading to the integral garage. The rear garden is perfect for a young family, and benefits from a timber summerhouse. The enclosed garden is mainly laid to lawn and has plenty of space for kids to play and run around, a generous patio area adjoins the house whilst to one side of the garden is a pretty set of raised vegetable beds.

Tennyson Avenue can be found in the favoured West End of the town, literally a stone's throw from the seafront and just a short walk away from Marshall's Field, Poet's Walk and Clevedon's Pill. For families there is easy access to both St. John's and Mary Elton's Schools, where in the same proximity there is also Clevedon Sports Centre.

This is a very special home and is perfect for a variety of people including young families and those looking to downsize.



BEAUTIFULLY EXTENDED FAMILY HOME IN THE WEST END



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.

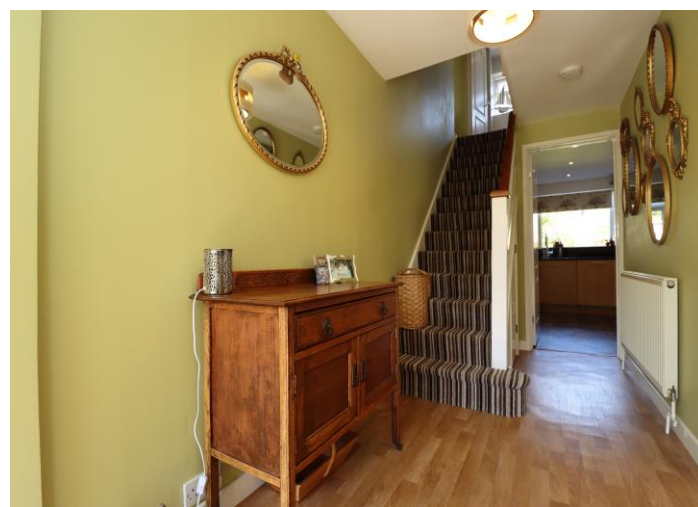
Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

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.



Up your street..

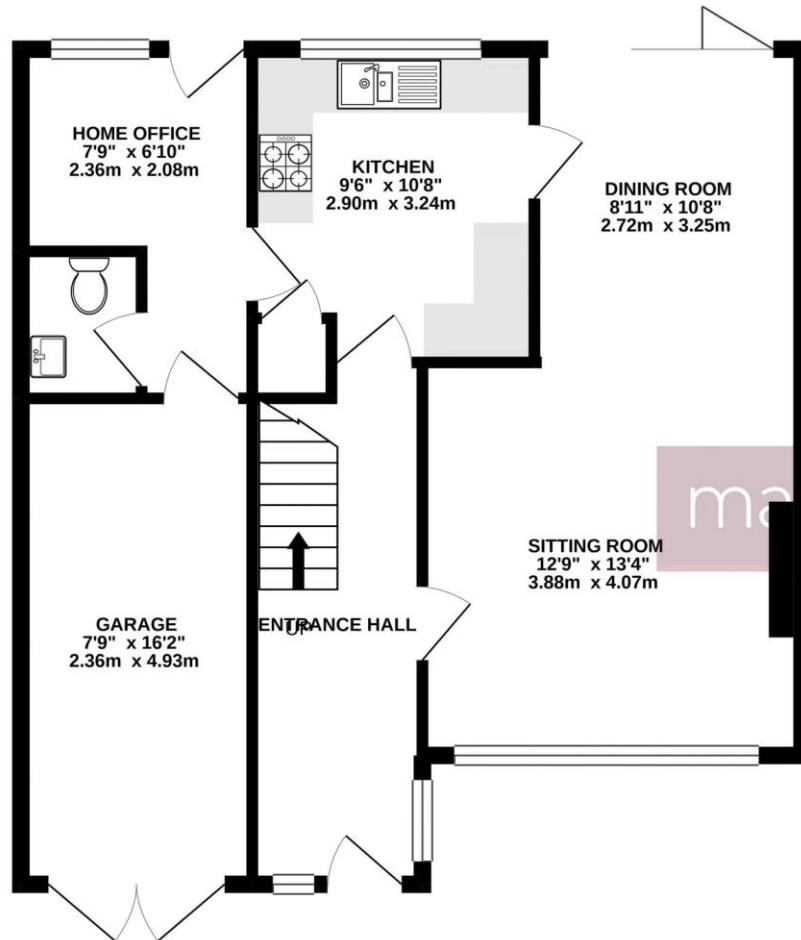


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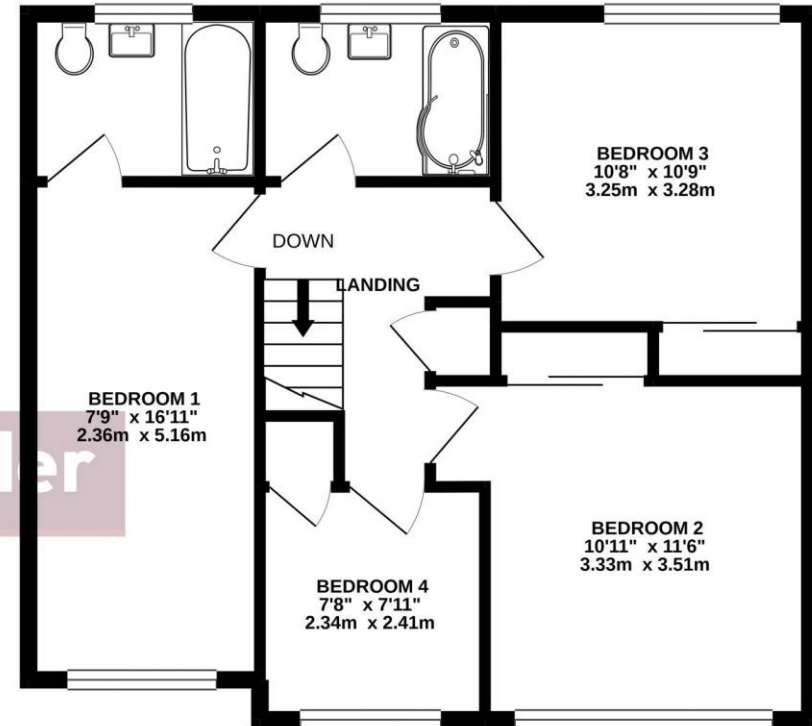




GROUND FLOOR
683 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1300 sq.ft. (120.8 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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