

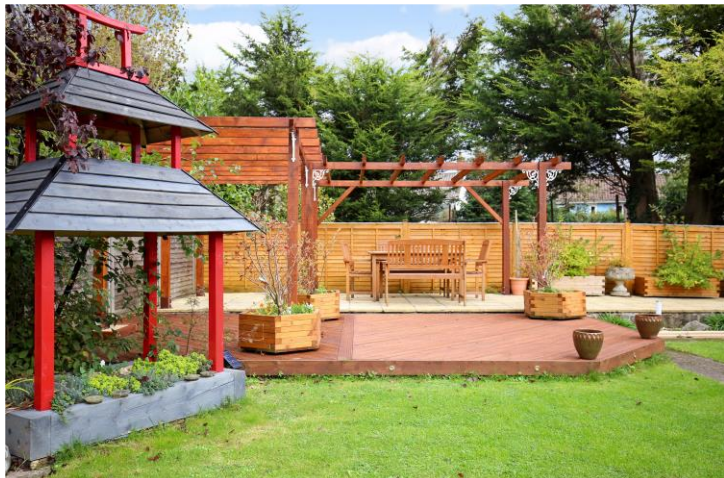
Pizey Avenue Clevedon BS21 7TS

£465,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

Detached Bungalow



HOW BIG

856sqft



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas central Heating



PARKING

Driveway and Garage



OUTSIDE SPACE

Front and Rear



EPC RATING

E



COUNCIL TAX BAND

C

A very individual, detached bungalow occupying a great spot only yards from Clevedon seafront. This established, very spacious detached bungalow is a very rare commodity and has been recently modernised and updated by the current owners.

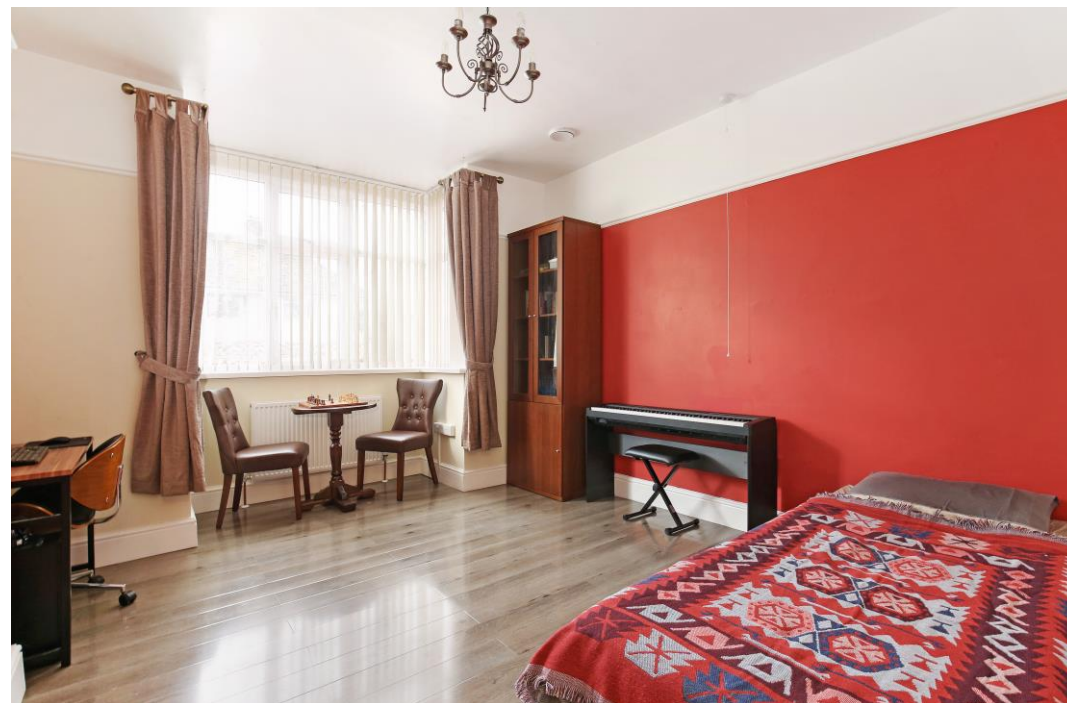
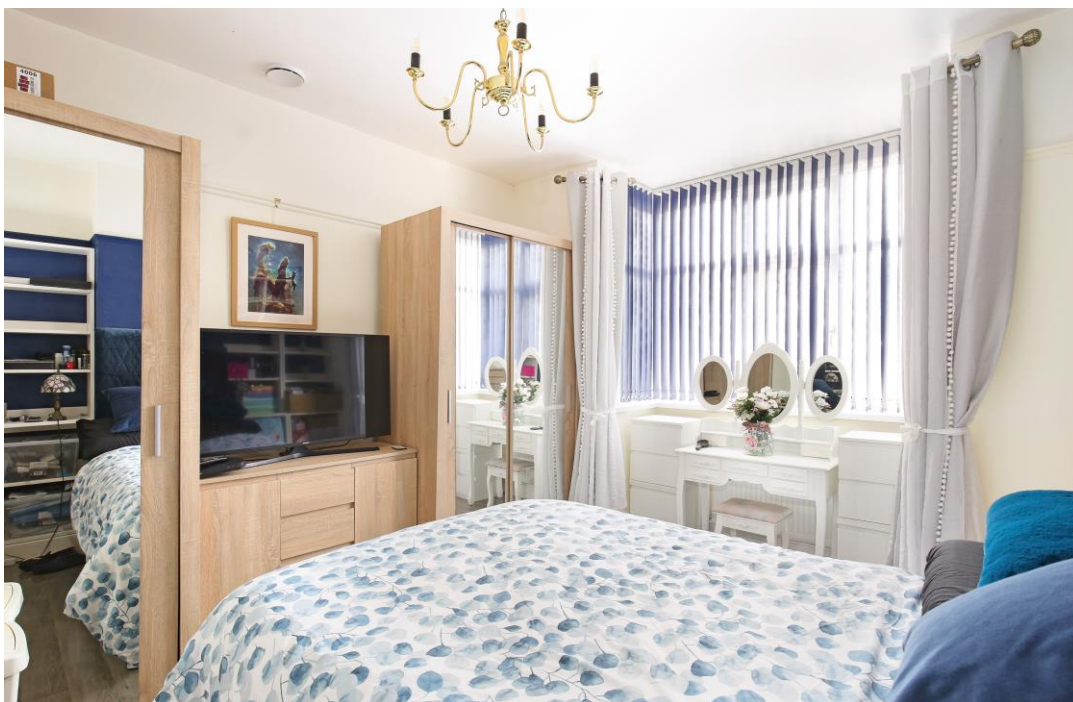
The bright and spacious accommodation comprises entrance hall, three double bedrooms, living/dining room, wet room, bathroom and kitchen. The recently converted wet room provides complete level access, with complimentary tiling, WC and pedestal sink. The contemporary kitchen has been fitted to include contrasting 'letter box' red and white high gloss units with space for freestanding appliances and access into the plentiful rear garden.

The bungalow stands in really attractive grounds with both fence and hedging to all sides enjoying ample parking and lots of scope for those with green fingers. To the rear of the garden, is a raised patio and decking area, the perfect spot to enjoy some Al-Fresco dining. The driveway also leads to a really useful, extra-large garage with further workshop and storage to the rear. This space will be ideal for those looking to house a hobby away from the main living accommodation or to function as the all-important home office.

Pizey Avenue is a great spot right next to Salhouse Fields and Clevedon seafront. The bungalow is offered with level approach to the town centre where there are a wide array of shops and in the opposite direction a fantastic coastline walk around Wains Hill and Clevedon seafront.



INDIVIDUAL DETACHED BUNGALOW OCCUPYING A GREAT LOCATION



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.

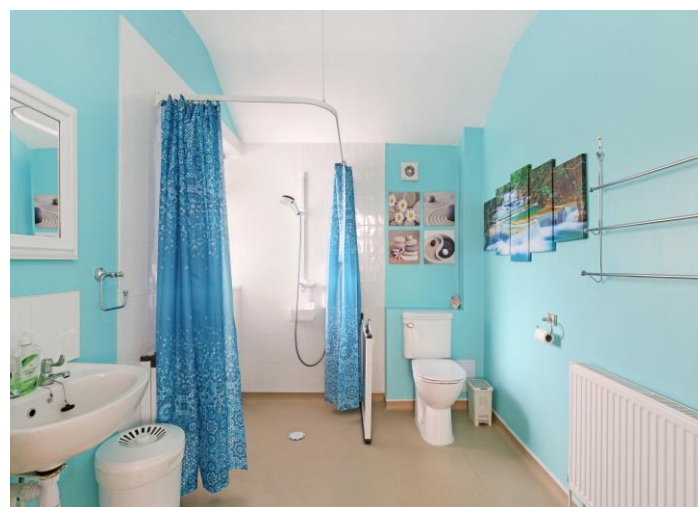
Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

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..

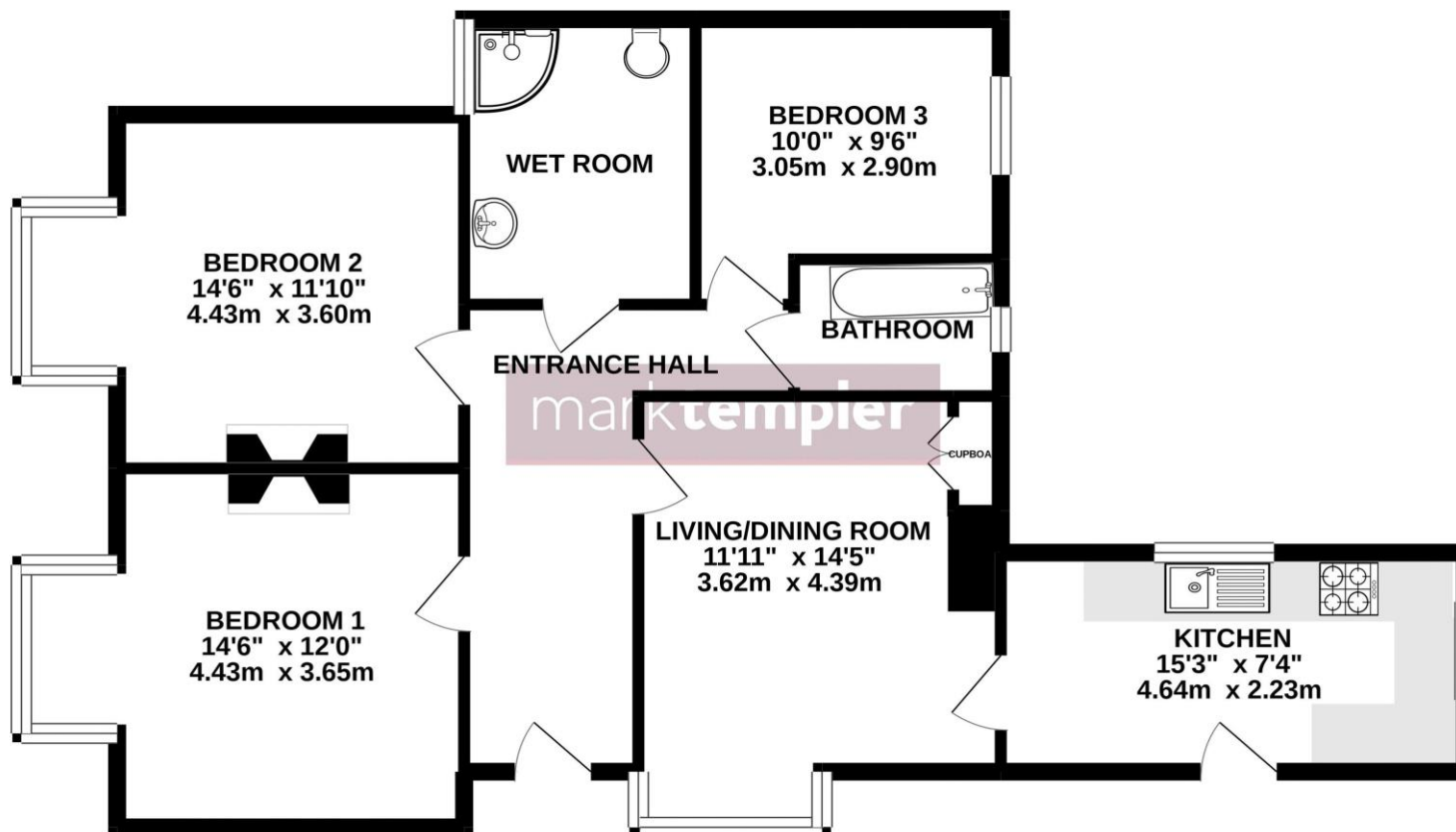


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GROUND FLOOR 856 sq.ft. (79.5 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 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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