

Camplins Clevedon BS21 5EY

£465,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
House - Detached



HOW BIG
1335.00 sq ft



BEDROOMS
4



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
Gas central heating



PARKING
Garage and driveway



OUTSIDE SPACE
Front and rear



EPC RATING
D



COUNCIL TAX BAND
D

This modern four bedroom family home is situated in a highly sought-after cul-de-sac location, offering a peaceful and safe environment for families. The property is conveniently located close to schools, supermarkets and transport links.

Upon entering the property, you are greeted by a spacious entrance hall leading to a modern cloakroom, generous sitting room, formal dining room, conservatory and a recently re-fitted kitchen complete with built-in appliances. The kitchen is a true highlight of the property, boasting a sleek and contemporary design that is perfect for modern living. The living spaces are bright and airy, providing ample space for family life and entertaining. Upstairs, the four well-proportioned bedrooms, include a principal en-suite and a family bathroom.

Outside, the property benefits from a driveway and integral single garage, The front and rear gardens are both mature featuring lawn, patios and chippings with established plants and shrubs. This creates the the perfect space for outdoor entertaining with plenty of space for the children to play.

Overall, this is a generous family home that is offered for sale with no onward chain and is sure to impress a wide range of buyers.



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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. To do this, we need your full name including titles, dates of births 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 £175 + VAT, 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 included within any quotes provided by the named companies.



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GROUND FLOOR
796 sq.ft. (74.0 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1335 sq.ft. (124.0 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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