

Westbourne Crescent Clevedon BS21 7YD

£339,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Semi Detached House



HOW BIG
996 Sq Ft



BEDROOMS
3



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
Gas central heating



PARKING
Driveway



OUTSIDE SPACE
Front & Rear



EPC
D



COUNCIL TAX BAND
A

This spacious semi detached home is positioned within a popular cul-de-sac location only a short distance from Clevedon's iconic seafront. The property offers a flexible layout comprising of three/four bedrooms with plenty of living space for a growing family. In brief the accommodation comprises a welcoming entrance hall, sitting room with feature fireplace, the modern kitchen/dining room stretches across the rear creating a lovely space to entertain family and friends with doors to the garden. Completing the ground floor is a shower room and bedroom 4/study. Upstairs, the landing leads to a family bathroom and three well proportioned bedrooms.

Outside, the property has the benefit of a low maintenance front garden with driveway to one side. The rear garden is an excellent size with a broad patio area, level lawn, timber shed and established planting. To the side of the property there is an attached store room.

Westbourne Crescent is situated only a short distance from Clevedon seafront but is also very convenient for supermarkets, local schools and the leisure centre.



The property offers a flexible layout comprising of three/four bedrooms



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.



Up your street...



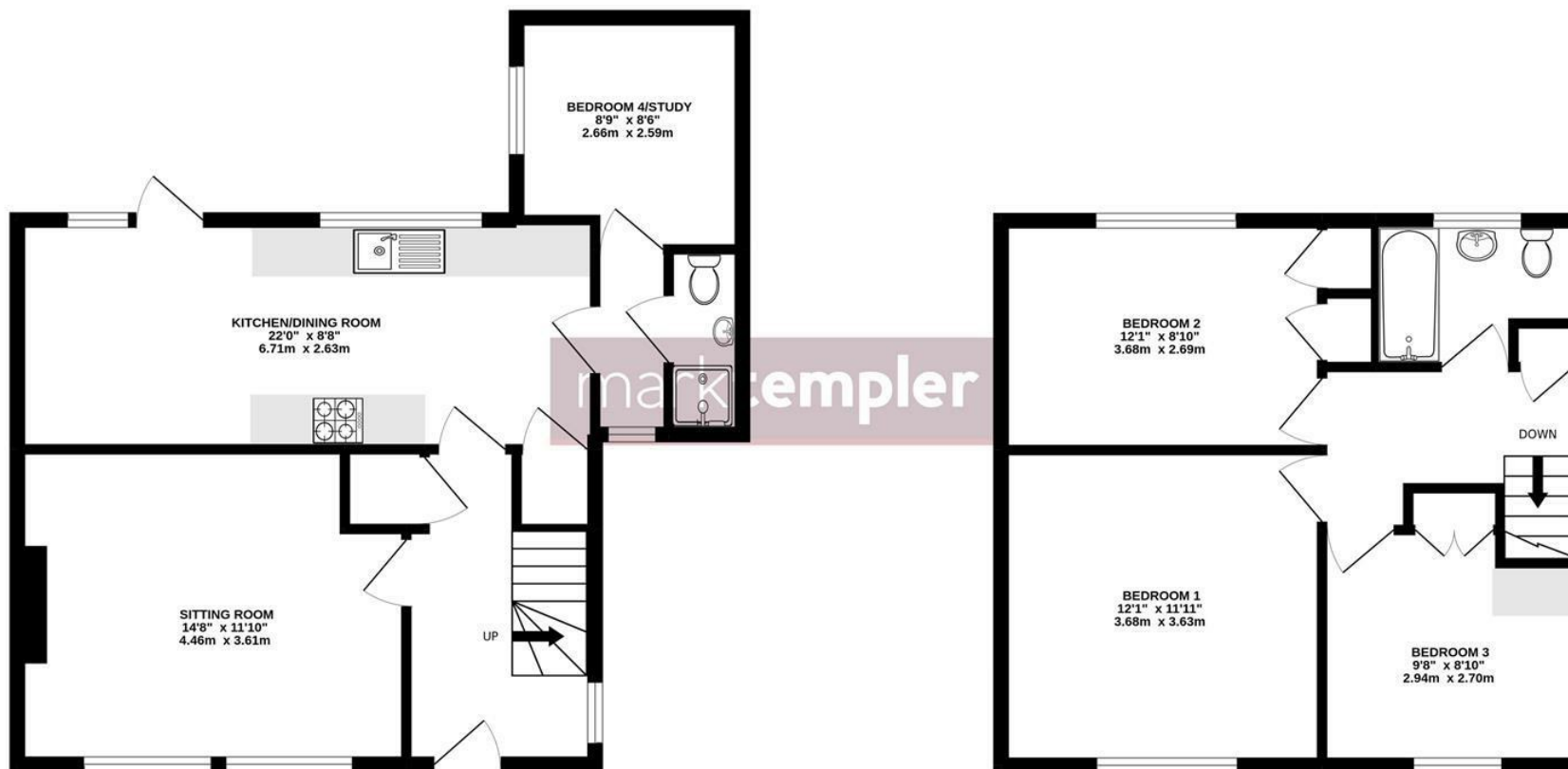
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GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.5 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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