

Yeolands Drive Clevedon BS21 7YT

£259,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
House - Terraced



HOW BIG
665.00 sq ft



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
Gas Central Heating



PARKING
Driveway & Garage
closeby



OUTSIDE SPACE
Front & Rear



EPC RATING
C



COUNCIL TAX BAND
B

A modern two bedroom terrace house situated in a very popular location along Yeolands Drive. Initially entering via an entrance, leading to the spacious sitting/dining room that provides great space for entertaining guests or simply relaxing. The large windows flood the room with natural light, creating a bright and inviting atmosphere.

The bright kitchen, located at the back of the house, boasts modern and stylish units that perfectly complement the overall design of the property. The kitchen seamlessly connects to the rear garden. On the first floor, there are two double size bedrooms plus the family bathroom, providing plenty of space for a growing family or accommodating guests.

Outside, the property boasts gardens to both the front and rear, providing a plenty of outdoor space to enjoy. The rear garden is reasonably easy to maintain and offers rear access, leading to the single garage located in a nearby block.

Situated in a popular location, this modern property is within walking distance to Clevedon Seafront as well as lovely riverbank walks and the Strode Leisure Centre, offering a range of recreational activities for all ages.



An ideal purchase for first time buyers and sold with no onward chain.



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...



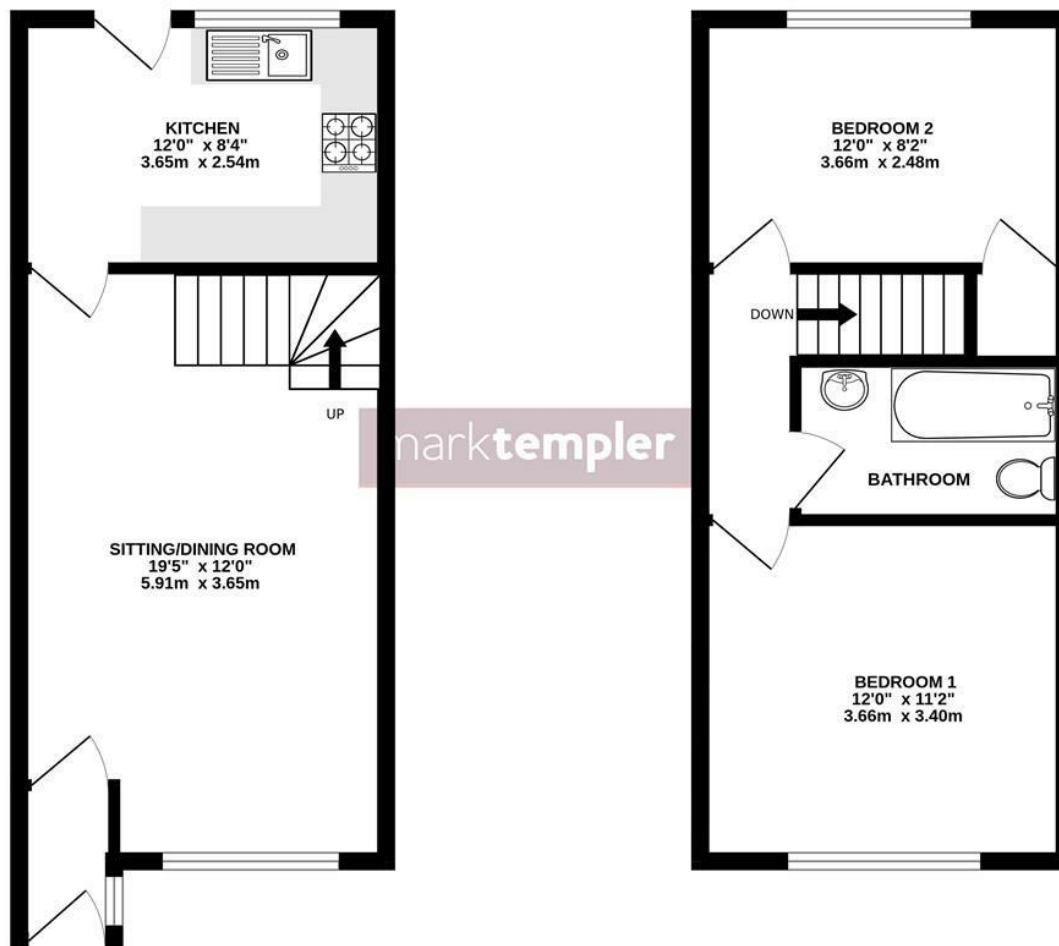
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GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.

1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 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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