

The Leys Clevedon BS21 7YQ

£499,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

House - Semi-Detached



HOW BIG

1239.00 sq ft



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Parking & Garage



OUTSIDE SPACE

Front & Rear



EPC RATING

C



COUNCIL TAX BAND

C

A fabulous family home situated in the popular West End of Clevedon. This extended semi-detached house offers everything you need for a comfortable and stylish living experience. With four spacious bedrooms, a family bathroom and en suite shower room, there is plenty of room for the whole family to relax and unwind. The excellent presentation throughout ensures that every corner of this home is picture-perfect, ready for you to move in and make it your own.

As you step inside, you'll be greeted by a very bright living space that is flooded with natural light. The sitting room connects to the dining room via double doors and subsequently the large conservatory, providing ample space for entertaining guests or simply enjoying some quiet time with the family. The stylish kitchen, separate utility room and downstairs cloakroom form part of the side extension. Superb fittings and attention to detail are evident throughout the property.

The south-facing back garden is a true oasis, perfect for enjoying sunny afternoons or hosting outdoor gatherings. Additionally, the garden room is a versatile space that can be used as a home office, hobby room, or a private retreat for teenagers.

There is allocated parking and a single garage, with power and light in a block to the rear plus a rear gate providing quick access to Marshalls field, this home is ideal for dog owners who enjoy beautiful coastal walks. Plus, you'll love the proximity to Clevedon Seafront, West End Post Office, and the Strode Leisure Centre - all within walking distance.







An excellent family home found in the popular West End of Clevedon, close to coastal walks and amenities.



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



Up your street...



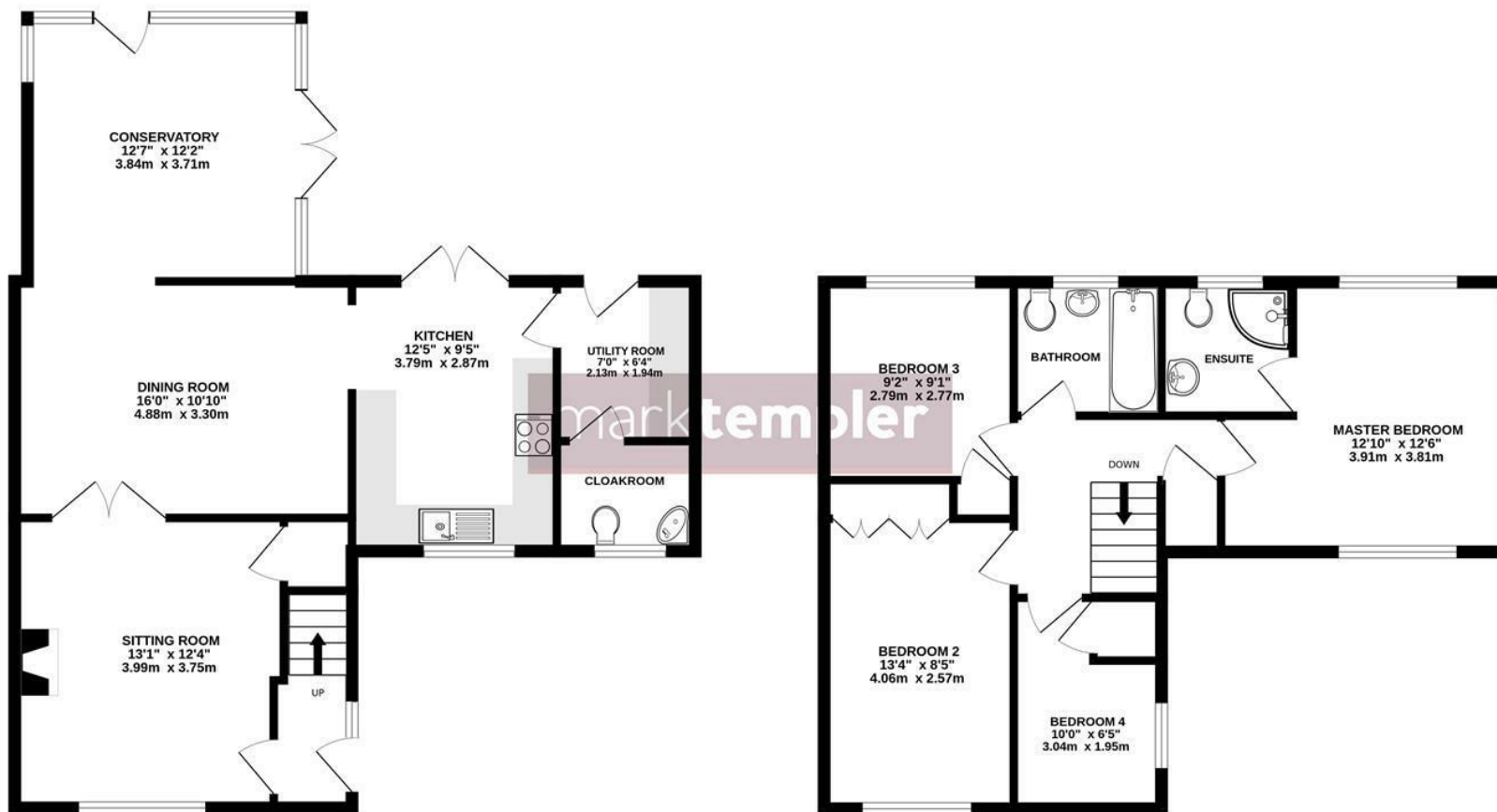
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GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.

1ST FLOOR
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.1 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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