

Careys Close Clevedon BS21 6BA











£750,000

marktempler

RESIDENTIAL SALES





 PROPERTY TYPE House - Detached	 HOW BIG 2276.00 sq ft
 BEDROOMS 4	 RECEPTION ROOMS 2
 BATHROOMS 2	 WARMTH Gas Central Heating
 PARKING Driveway & Double Garage	 OUTSIDE SPACE At The Rear
 EPC RATING C	 COUNCIL TAX BAND E

An impressive detached four-bedroom house, with substantial accommodation that offers tremendous space for a family. Designed with exceptional fittings and lots of natural light. As you step inside, you'll immediately notice the clever design that creates an open plan feel while still providing some separation between the living spaces. This allows for a versatile and functional layout that can easily adapt to your family's needs.

One of the standout highlight of this property is the abundance of natural light that floods every corner. The hallway opens up to a spacious sitting room and a contemporary fitted kitchen with solid worktops and a central island. The kitchen also offers ample space for a dining table, making it the perfect spot for family meals and entertaining guests. The full-height glass doors at the back of the house not only provide a great outlook over the secluded rear gardens but also ensure that the interior remains bright and inviting throughout the day. The ground also features a separate family/playroom and a downstairs cloakroom.

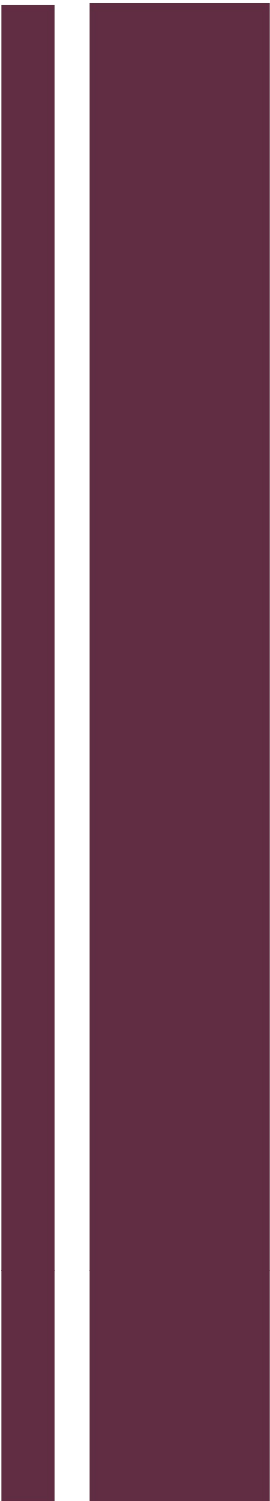
Upstairs, you'll find a spacious landing that leads to the four double-sized bedrooms. The master bedroom is a true retreat, boasting extensive built-in storage, a luxury shower room, and even a Juliet balcony. The stylish family bathroom is designed with a walk-in double shower and a free-standing bath, creating a spa-like atmosphere for your daily routines. Additional conveniences include an upstairs laundry room with space for a washing machine and tumble dryer.

The secluded rear gardens offers a well-maintained lawn, mature trees, and a decked seating area. Whether you're hosting a summer barbecue or enjoying a peaceful morning coffee, the tranquil surroundings will make you feel like you're in your own private oasis.

Outside, a wide driveway that can accommodate several cars, and an integral double garage with doors at the rear creating a front-to-back access. Located on the outskirts of Clevedon, this highly desired property is within walking distance of schools, lovely walks, and the town centre, making it the perfect place for a family.

The property is also sold with no onward chain.







A truly exceptional family home, with excellent fittings, tremendous space and found in a popular location on the outskirts of Clevedon.



#### 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.

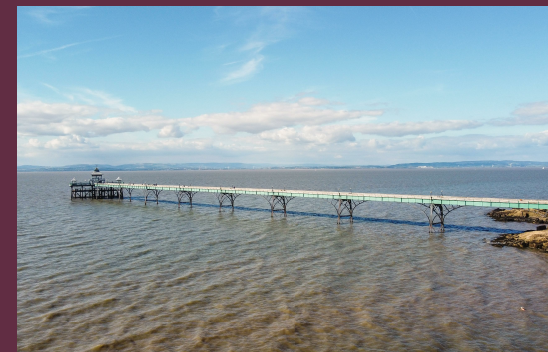
**Proof of chain** - if you are selling your home with another agent, we will need full details of the agent involved and any linked transactions.

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...



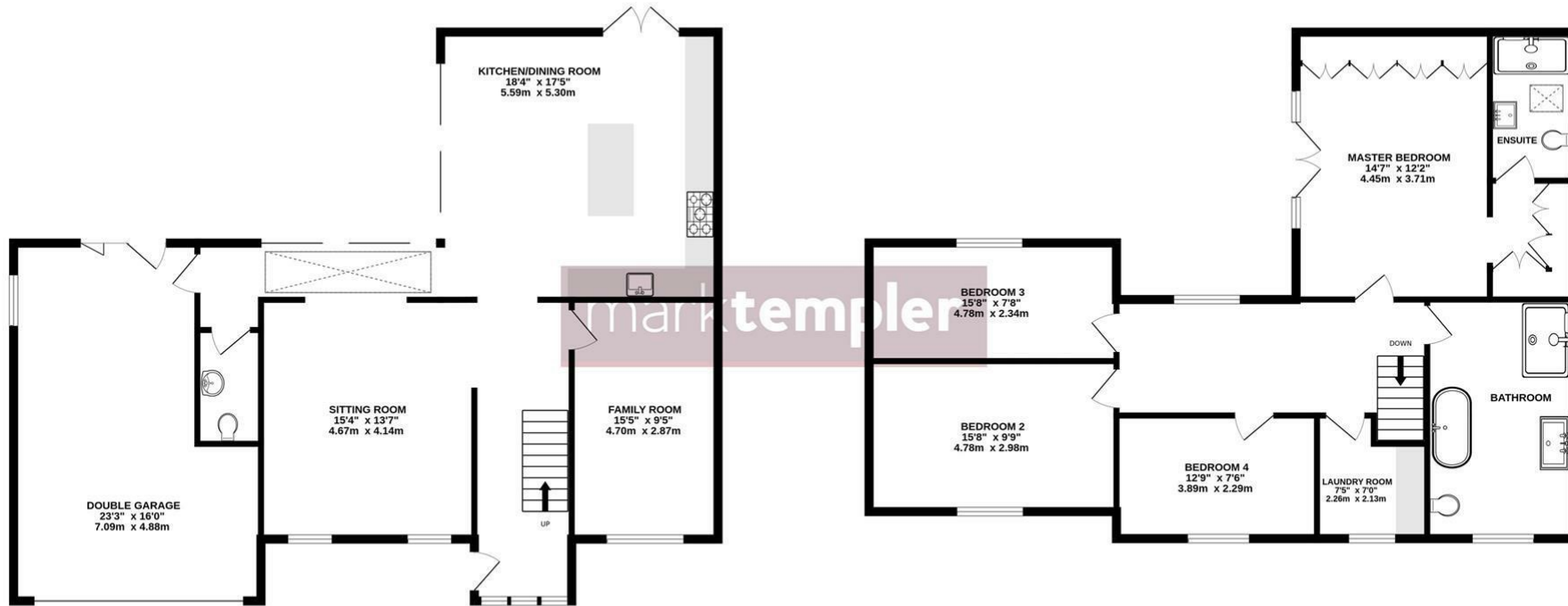
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GROUND FLOOR  
1219 sq.ft. (113.2 sq.m.) approx.

1ST FLOOR  
1057 sq.ft. (98.2 sq.m.) approx.



TOTAL FLOOR AREA : 2276 sq.ft. (211.4 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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