

Cherry Avenue Clevedon BS21 6DX

£299,950

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
House - Terraced



HOW BIG  
911.00 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
1



BATHROOMS  
1



WARMTH  
Gas central heating



PARKING  
Garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
D



COUNCIL TAX BAND  
C



This popular property boasts a prime central location, making it an ideal choice for those seeking convenience and accessibility. This home is close to schools, amenities, and various transport links. The cleverly extended accommodation of this property is designed to cater to the needs of a growing family. With four well-proportioned bedrooms, there is ample space for everyone to enjoy their own privacy.

In brief, the accommodation provides a welcoming entrance hallway, leading to a cozy sitting room with a feature fireplace. The modern kitchen and separate dining room provide a stylish and functional space for family meals and entertaining guests with doors to the garden. Upstairs, the first floor offers a family bathroom and three bedrooms, each equipped with built-in storage to maximise space. The attic has been thoughtfully converted into a fourth bedroom, complete with skylights that flood the room with natural light but also feature blackout blinds.

The rear garden is currently established for a keen gardener, featuring a 12 x 8ft greenhouse and a large vegetable plot. However, if desired, these can be purchased or removed to create a spacious area for young children to play and explore. At the end of the garden is a detached single garage and rear pedestrian gate.



Spacious family home in popular central location, close to schools 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.

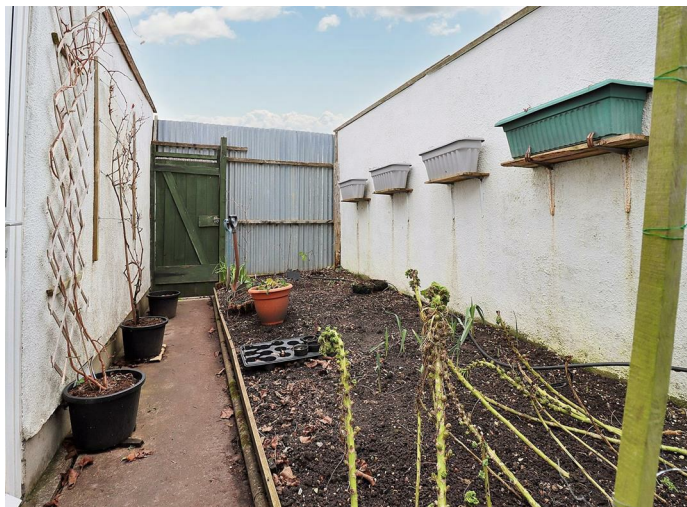
**Proof of chain** - if you are selling your home with another agent, we will need full details of the agent involved and any linked transactions.

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 within any quotes provided by the named companies.





Up your street...



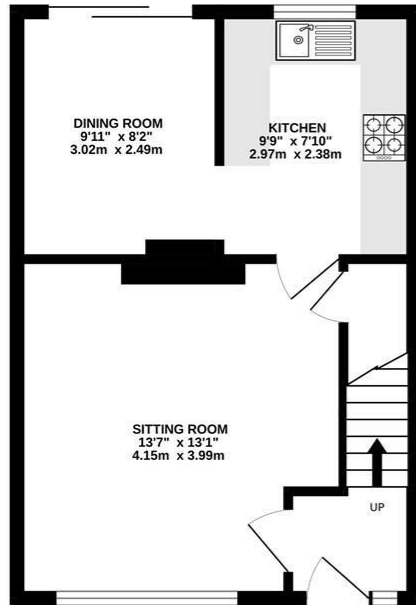
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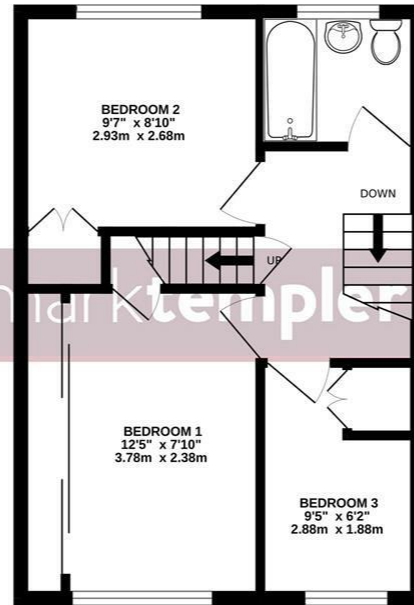




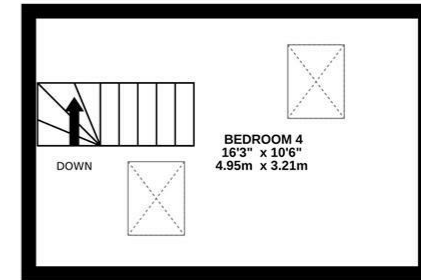
GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



2ND FLOOR  
168 sq.ft. (15.6 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.6 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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