

Woodington Road Clevedon BS21 5LB

£449,950

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
House - Detached



HOW BIG  
1104.00 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
3



BATHROOMS  
1



WARMTH  
Gas central heating



PARKING  
Garage and driveway



OUTSIDE SPACE  
Front and rear



EPC RATING  
C



COUNCIL TAX BAND  
D



Modern detached family home offers spacious and extended accommodation. With three well proportioned bedrooms, there is ample room for a growing family or for those who require additional space for a home office or guest room.

The highlight of this property is the open plan living area, which features bi-folding doors that lead out to the garden. This creates a seamless transition between indoor and outdoor living, allowing for plenty of natural light to flood the space. The modern fitted kitchen seamlessly flows into the dining area and contemporary family room, which boasts a skylight that adds an airy and bright atmosphere to the space. The accommodation also includes a welcoming entrance hallway with a convenient downstairs cloakroom. The full-width sitting room at the front of the house is a cosy and inviting space, complete with a feature modern fireplace. Upstairs, you will find a family bathroom, as well as three well-proportioned bedrooms. Each bedroom comes with built-in storage.

Outside, to the front and side a long driveway provides off road parking leading to the attached single garage. The front garden is mainly laid to lawn with established trees and side gate. To the rear a patio extends from the family room connecting to a level lawn with established shrubs. Positioned behind the garage is a sunny spot is a second patio perfect for some alfresco dining.

Located in a convenient area, this property is within close proximity to supermarkets, Strobe leisure center, and picturesque riverbank walks. This means that residents can enjoy easy access to everyday amenities and recreational activities, making it an ideal location for families and individuals alike.





## Modern detached family home offers spacious and extended accommodation



### 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...



For the latest properties and local news follow Mark  
Templer Residential Sales, Clevedon on:

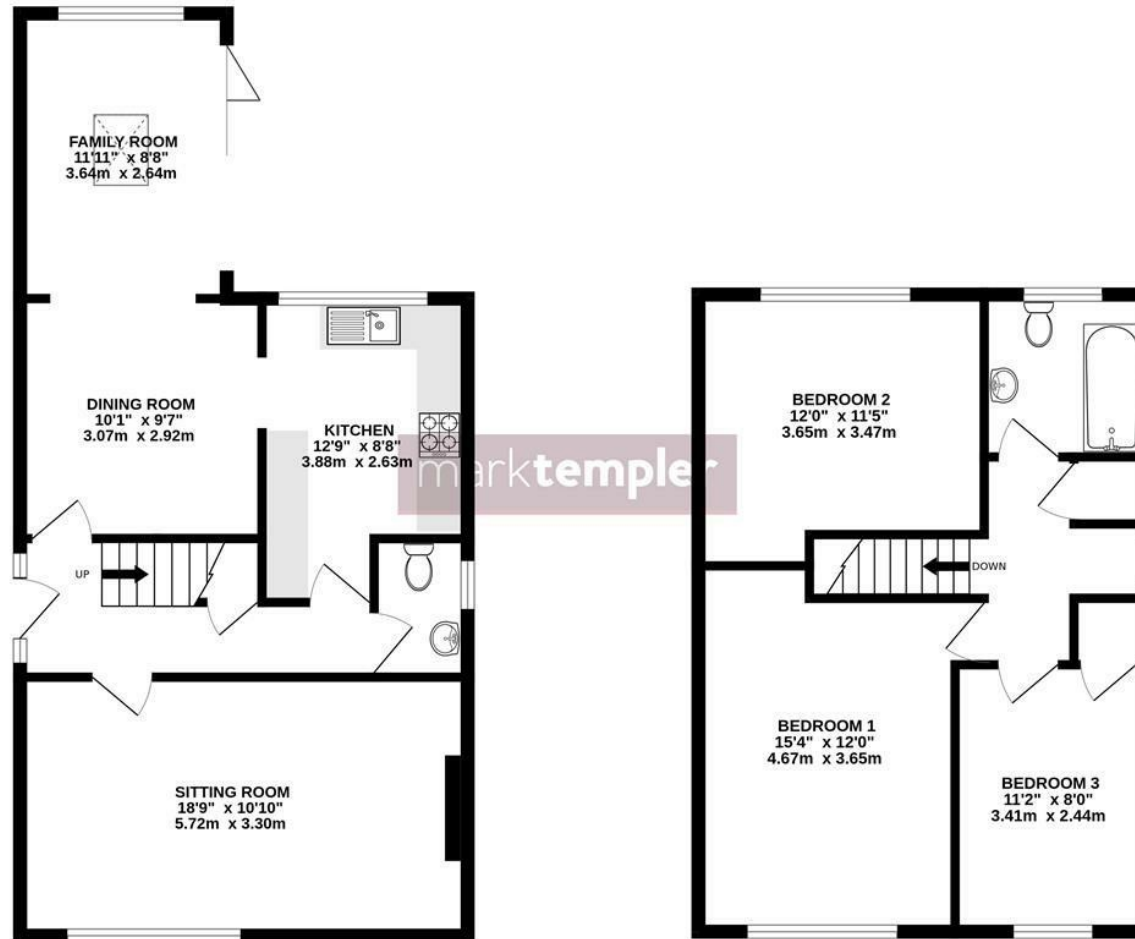






GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.

1ST FLOOR  
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 1104 sq.ft. (102.5 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.  
Made with Metropix ©2024