

Fairleigh Road Clevedon BS21 7XA

£460,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
House - Detached



HOW BIG
982.00 sq ft



BEDROOMS
3



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
Gas Central Heating



PARKING
Garage and Driveway



OUTSIDE SPACE
Front and Rear



EPC RATING
D



COUNCIL TAX BAND
D

This modern three bedroom family home in Clevedon's West End is a true gem. Situated along the Blind Yeo river, the property has been tastefully extended and renovated by the current owners. The highlight of the house is the open plan living space at the rear, flooded with natural light from skylights and offering a great view of the garden. This spacious area is perfect for both dining and lounging, with a cleverly hidden media wall that conceals a projector screen for entertainment.

The modern kitchen at the front of the house has also been upgraded and enlarged, equipped with built-in appliances and sleek contemporary finishes. Adjacent to the kitchen is a convenient utility/cloakroom, adding to the functionality of the home. Upstairs, you will find three generously sized bedrooms and a family bathroom, providing ample space for a growing family or visiting guests.

Outside, the property boasts a double width driveway leading to an attached single garage, providing plenty of parking space. The private rear garden features a lush and a timber deck for outdoor relaxation. A rear gate opens directly onto the riverbank, offering a serene setting for nature lovers or pet owners.

With its prime location in the West End of Clevedon, this home provides easy access to coastal walks, the Marine lake, leisure facilities, supermarkets, and other amenities, making it an ideal choice for families looking for a peaceful yet convenient lifestyle.



Extended and modern three bedroom family home in Clevedon's West End, backing on to the Blind Yeo river.



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.

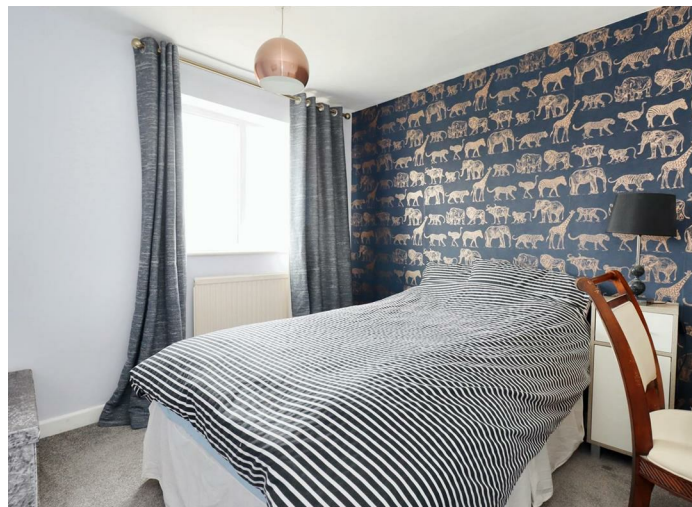
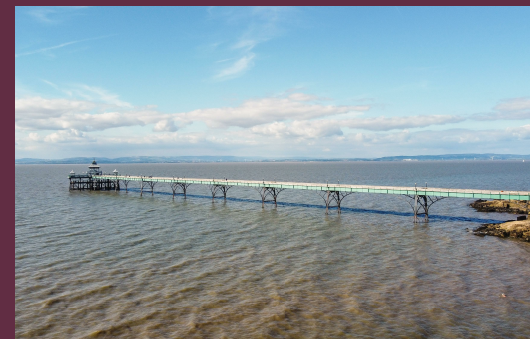
Proof of funding - if a mortgage is required, we need to see an up-to-date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash, we will need 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...

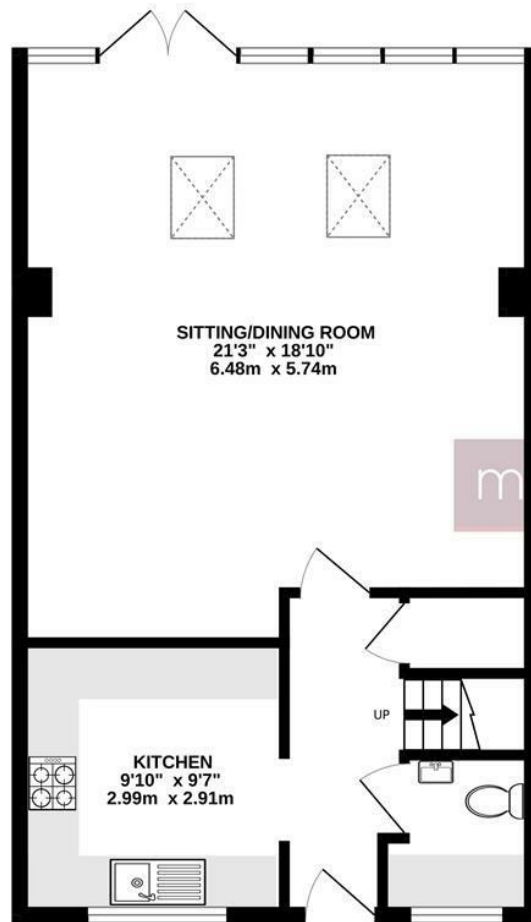


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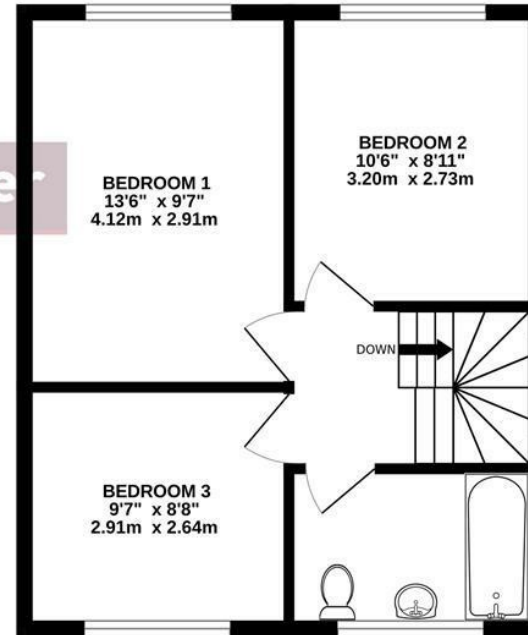




GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



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TOTAL FLOOR AREA : 982 sq.ft. (91.3 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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