

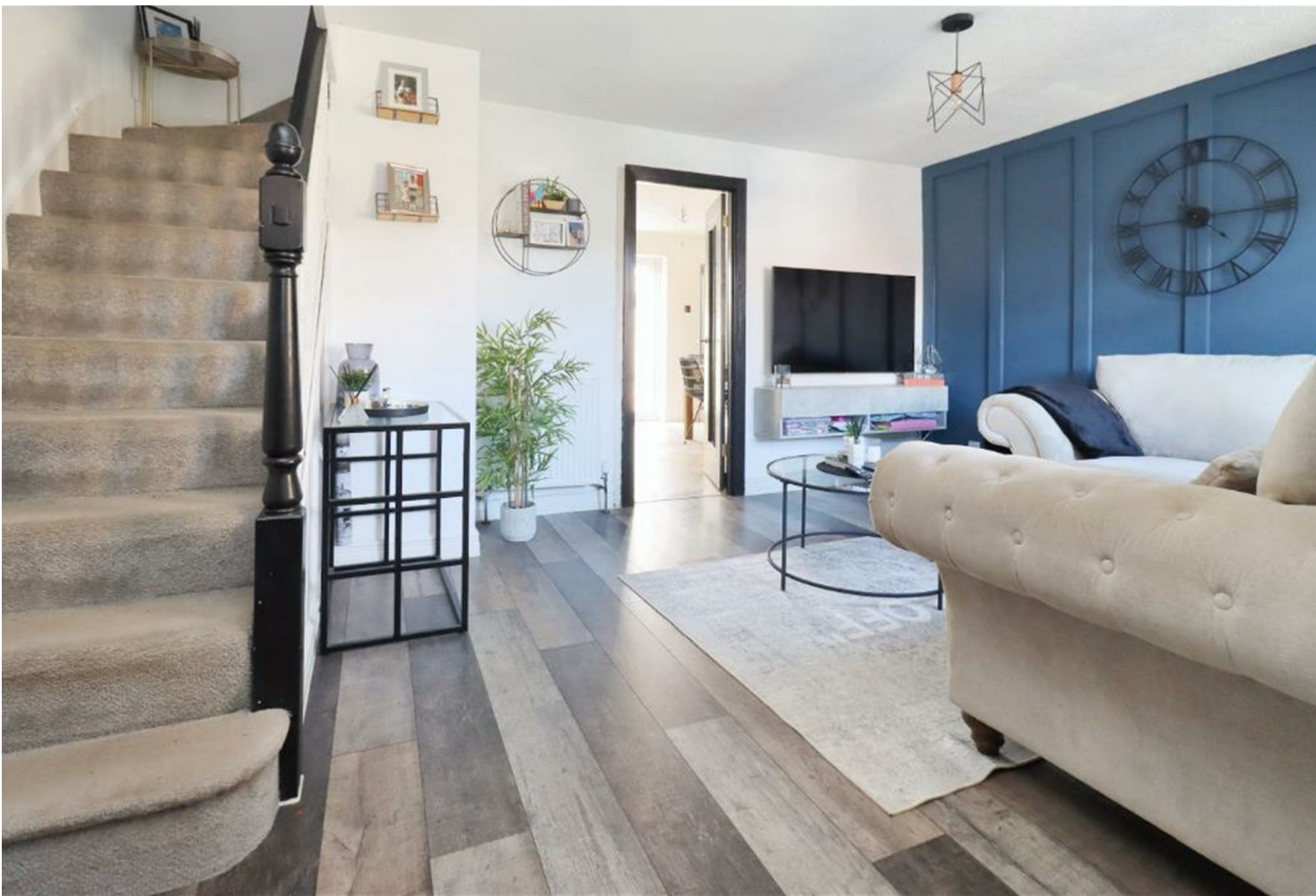
Yeoward Road Clevedon BS21 5AT

£349,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

House - Semi-Detached



HOW BIG

784.00 sq ft



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Driveway & Garage



OUTSIDE SPACE

At The Rear



EPC RATING

C



COUNCIL TAX BAND

C

A modern semi detached house located in a popular residential area that has recently undergone upgrades with a variety of new fittings. The property requires some finishing touches but it's far away from being the complete family home.

As you approach the property, you are greeted by a double driveway that offers space for two cars and leads to the single attached garage.

Stepping inside, there is an initial entrance porch setting the tone for the rest of the house, whilst leading to the sitting room. Designed with storage and a featured wood-panelled wall, creating a cosy and inviting space for relaxation. The kitchen/dining area, located at the back of the house, is a stylish and functional space with a breakfast bar and plenty of storage units. The bright and airy atmosphere is enhanced by doors that open up to the rear garden, allowing for seamless indoor-outdoor living. The house features three bedrooms, two of which are doubles and one single room, along with an attractive bathroom with a fresh white suite.

The property also offers a spacious rear garden that presents an exciting project for the next owner. With a large patio area immediate to the house and a good stretch of lawn, the outdoor space is perfect for entertaining guests or simply enjoying sometime outside with the family. Situated on the outskirts of Clevedon, the house is still close to amenities such as Yeo Moor Primary School, Tesco supermarket, playing fields, and lovely riverbank walks, making it an ideal location for families or individuals looking for a convenient yet peaceful place to call home.



This stylish home offers further potential with space to the side and rear for an extension subject to planning permission.



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...

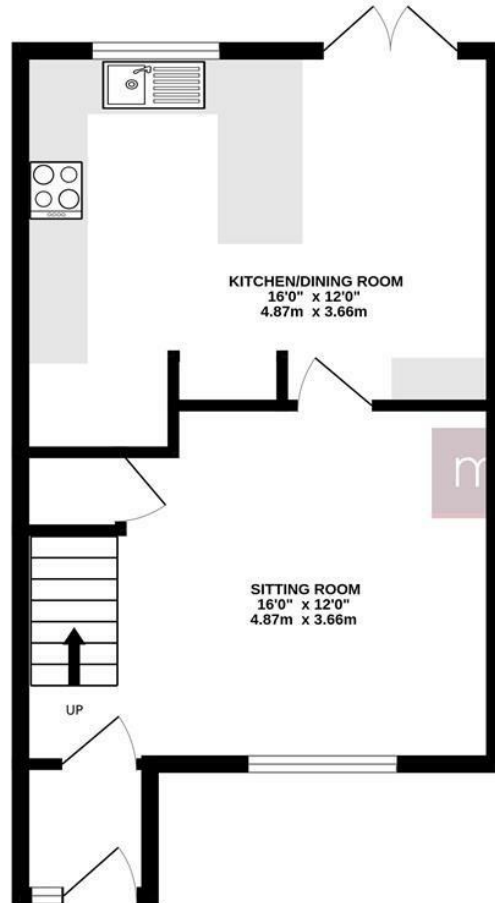


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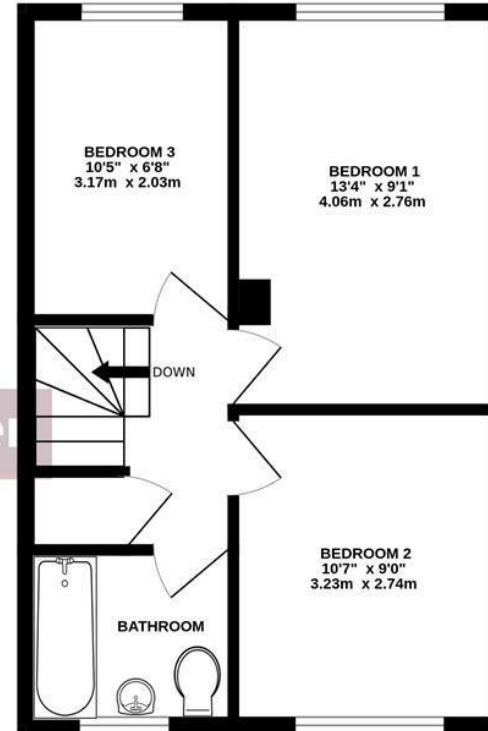




GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 784 sq.ft. (72.8 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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