

Westerleigh Road Clevedon BS21 7UR

£399,950

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Bungalow - Detached



HOW BIG  
1053.00 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
1



BATHROOMS  
2



WARMTH  
Gas Central Heating



PARKING  
Driveway To Front



OUTSIDE SPACE  
Front & Rear



EPC RATING  
D



COUNCIL TAX BAND  
D



A modern detached bungalow located in the sought-after West End of Clevedon. This property is a fantastic opportunity for those looking to put their own stamp on a home, with plenty of potential for enhancement.

As you approach the property, you are greeted by a spacious driveway offering ample parking space, as well as an adjacent front garden that adds to the overall appeal of the property.

Upon entering the bungalow, you will find a well-designed layout that includes a L-shaped sitting room at the front, providing an inviting space for relaxation. The kitchen/dining room connects seamlessly to a conservatory, which in turn leads out to the rear garden. Additionally, there is a separate utility room at the side of the property, offering extra storage space for your convenience. The bungalow boasts three bedrooms, with the principal bedroom featuring an en suite shower room and doors that open up to the rear garden. There is also a modern family bathroom.

The rear garden of this property is a true highlight, with a generous spread of lawn and a patio seating area perfect for outdoor entertaining. What sets this garden apart is its picturesque setting, as it backs onto the Land Yeo riverbank, providing a tranquil and scenic spot to sit and relax.

The location of this bungalow is also ideal, being close to Clevedon Seafront, Strode Leisure Centre, and an Asda supermarket, making it a convenient and desirable place to call home. Don't miss out on the opportunity to transform this bungalow into your dream home.



A detached bungalow tucked away in Clevedon's West End, offering lot's potential to upgrade.



#### 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...



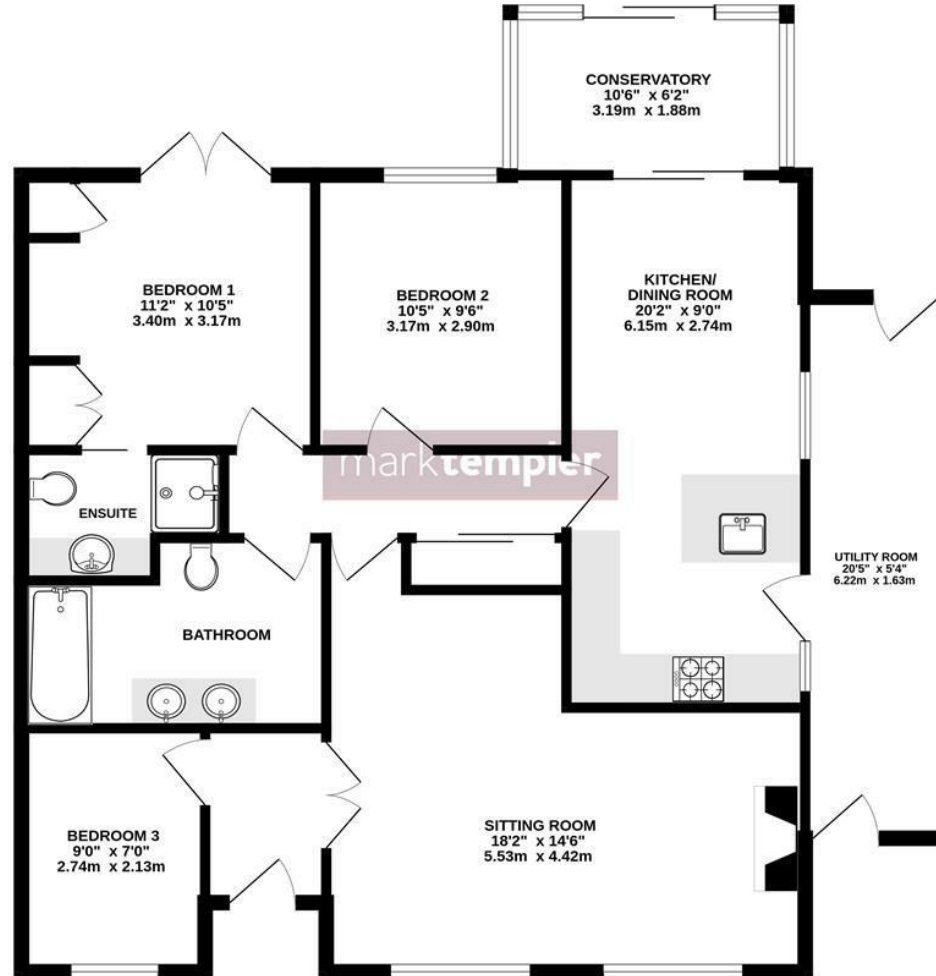
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GROUND FLOOR  
1053 sq.ft. (97.8 sq.m.) approx.



TOTAL FLOOR AREA: 1053 sq.ft. (97.8 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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