

Ruddymead Clevedon BS21 5EN

£320,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE

House - End Terrace



HOW BIG

855.00 sq ft



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Driveway & Garage



OUTSIDE SPACE

Front & Rear



EPC RATING

D



COUNCIL TAX BAND

C



A modern end of terrace house located in a popular residential area that is in need of some updating but offers a great opportunity for a new owner to make their own mark on the property.

As you approach the property, you are greeted by a driveway leading to a single garage and a path that leads to the front door.

Stepping inside, the central hallway welcomes you into the home, with the kitchen situated at the front of the house. The spacious sitting/dining room is located at the back of the house and offers access to the rear garden, perfect for entertaining guests or enjoying a quiet evening at home. Upstairs, you will find three bedrooms, two of which are double bedrooms and one single bedroom. The family bathroom is conveniently located on this floor, making it easily accessible to all bedrooms. The layout of the house is ideal for families or individuals looking for a comfortable living space with room to grow.

The rear garden is larger than you may expect, offering a spacious outdoor area for relaxation and recreation. The patio area, located immediate to the house, is perfect for outdoor dining or enjoying a morning cup of coffee. Beyond the patio, there is an extensive stretch of lawn that provides ample space for outdoor activities or gardening.

The property is situated close to St. John's Primary School, making it a great location for families with young children. Additionally, it is within walking distance to Clevedon town centre and Tesco, providing easy access to amenities and services.



A modern family home, needing some upgrading but located in a popular location.



#### 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.





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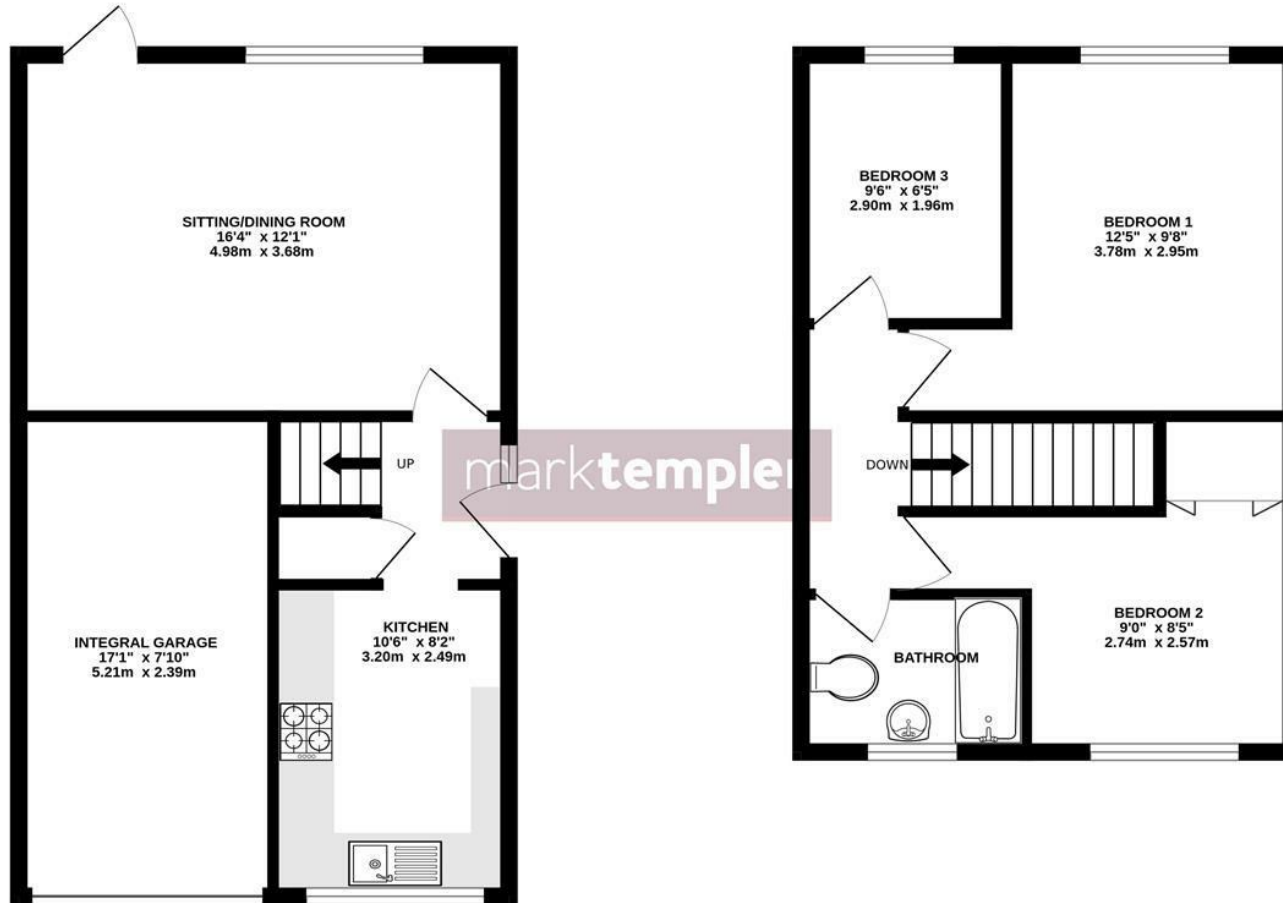






GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.

1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 855 sq.ft. (79.5 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.  
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