

Eastlea Clevedon BS21 7YY

£249,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
House - Terraced



HOW BIG
679.00 sq ft



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
Gas Central Heating



PARKING
Garage and Parking



OUTSIDE SPACE
Front and Rear



EPC RATING
C



COUNCIL TAX BAND
B

This two-bedroom home, located in the highly sought-after area of Yeolands Drive, offers spacious and generous accommodation that is perfect for those looking to put their own stamp on a property. While the house is in need of some updating, it presents an excellent opportunity for buyers to create their dream home in a desirable location. Situated close to Clevedon's west end, residents will enjoy easy access to a range of amenities, including Marshalls Field, Marine Lake, supermarkets, and schools, all within a short walk.

As you enter the property, you are greeted by an inviting entrance porch, leading into a spacious sitting room with a charming feature brick chimney. The kitchen, which is generously sized, overlooks the rear garden and offers the potential to become a fantastic social space for entertaining family and friends. Upstairs, you will find a family bathroom and two well-proportioned double bedrooms, providing ample space.

The exterior of the property boasts level lawn gardens at both the front and rear, providing a pleasant outdoor space for residents to enjoy. The rear garden, in particular, benefits from a south-facing aspect, allowing for plenty of natural light throughout the day. Enclosed by timber fencing, the garden offers privacy and security, while a rear pedestrian gate provides convenient access to the nearby garage and parking space. This feature is especially advantageous for those with vehicles, ensuring easy and hassle-free parking arrangements.

Overall, this property presents an exciting opportunity for buyers to create their ideal home in a desirable location, with the added benefit of nearby amenities and convenient access to transportation links.



Popular location in a quiet cul-de-sac close to riverbank walks, Marshalls Field and Strode leisure centre



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...



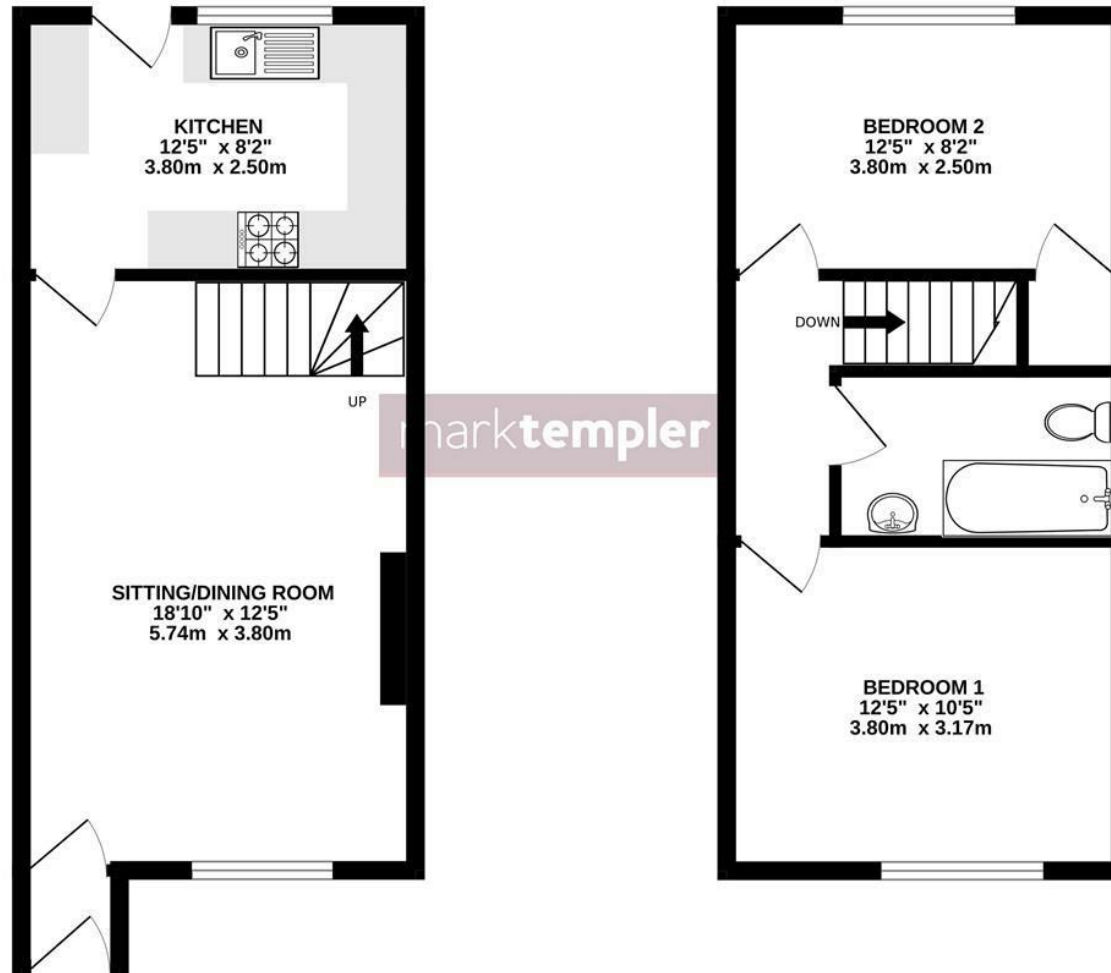
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GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.

1ST FLOOR
336 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.0 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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