

Sercombe Park Clevedon BS21 5BA

£450,000

marktemppler

RESIDENTIAL SALES







PROPERTY TYPE  
House - Semi-Detached



HOW BIG  
1301.00 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
2



BATHROOMS  
2



WARMTH  
Gas Central Heating



PARKING  
Driveway and Store



OUTSIDE SPACE  
Rear



EPC RATING  
C



COUNCIL TAX BAND  
C



An exceptional, modern semi-detached house that has been extended from its original standing to create fantastic living space and an additional bedroom, making it the ideal family home.

As you approach the property, you are greeted by a frontage laid to chippings and a driveway leading to the garage, providing ample parking space for your vehicles. Part of the garage has been converted to create a pantry within the kitchen but this can be easily adapted to revert to a full size garage.

Stepping inside, you will find an entrance porch with access to a cloakroom. The central hall provides access to all rooms, including a dining room to the front that connects to the extended sitting room with doors opening into the garden and a log burner. The kitchen/breakfast room overlooks the rear garden and features a breakfast bar and a large pantry, perfect for all your storage needs. The layout of the ground floor is designed to create a seamless flow between the living spaces, making it ideal for both relaxing and entertaining. Upstairs, you will find four bedrooms, including one with an en suite shower, as well as a family bathroom.

The secluded rear garden boasts a large patio and an area of lawn, providing the perfect outdoor space for enjoying the fresh air and sunshine plus gated access into a playing field and walks along the riverbank. Situated within a cul-de-sac location with little passing traffic, and is a level walk to the town centre and Yeo Moor Primary School.



## Modern and extended family home offering versatile accommodation ideal for a growing family



### 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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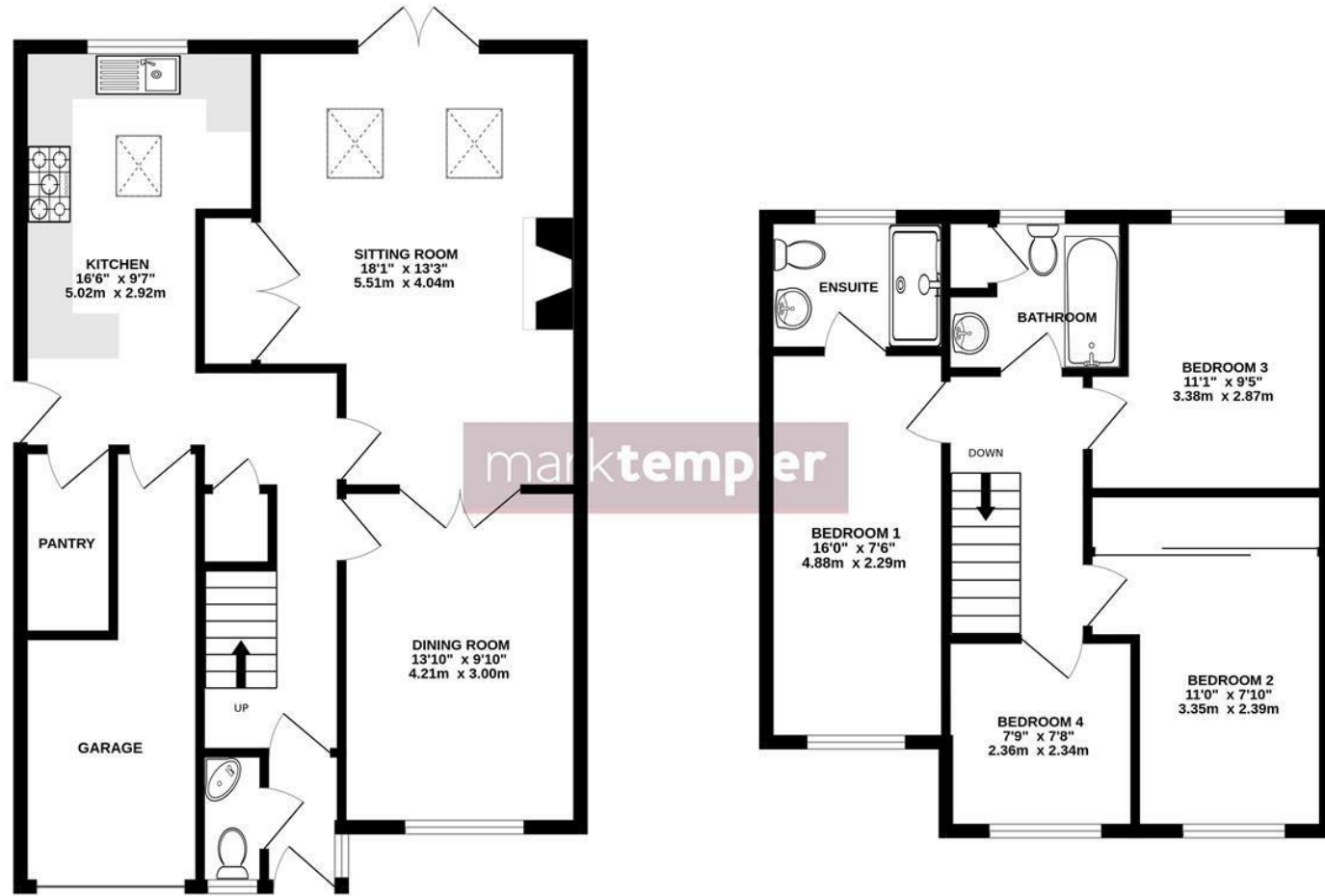






GROUND FLOOR  
753 sq.ft. (70.0 sq.m.) approx.

1ST FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1301 sq.ft. (120.9 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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