

Brookfield Walk Clevedon BS21 6YG

£445,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

House - Semi-Detached



HOW BIG

1248.00 sq ft



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Driveway & Garage



OUTSIDE SPACE

At The Rear



EPC RATING

C



COUNCIL TAX BAND

C

A modern semi-detached house that has been extended from its original standing, offering a spacious and comfortable home ideal for a family.

Situated on an overall excellent size plot, the house is first approached via a paved driveway leading to a single garage, providing ample parking space for residents and guests alike.

The initial entrance porch welcomes you into the home, setting the tone for the stylish interior that awaits. The living space boasts an L-shaped sitting/dining room, perfect for entertaining guests or relaxing with family. There is also a separate snug or study, ideal for those who work from home or need a quiet space for reading or hobbies. The attractive kitchen to the rear of the property is well-equipped and functional, with a utility room for added convenience. The house features four well-proportioned bedrooms, offering plenty of space for a growing family, along with a bathroom and an additional shower room.

The property also benefits from a spacious rear garden, featuring a combination of decked seating areas and a good stretch of lawn, perfect for outdoor gatherings or simply enjoying the sunshine.

Located within walking distance to Clevedon Secondary School and All Saints Primary School, this house is ideal for families with school-aged children. Additionally, the easy access to the M5 motorway makes it convenient for commuters, providing a perfect balance of suburban living with accessibility to major transportation routes.



Beautiful family home with excellent living space and modern fittings.



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...



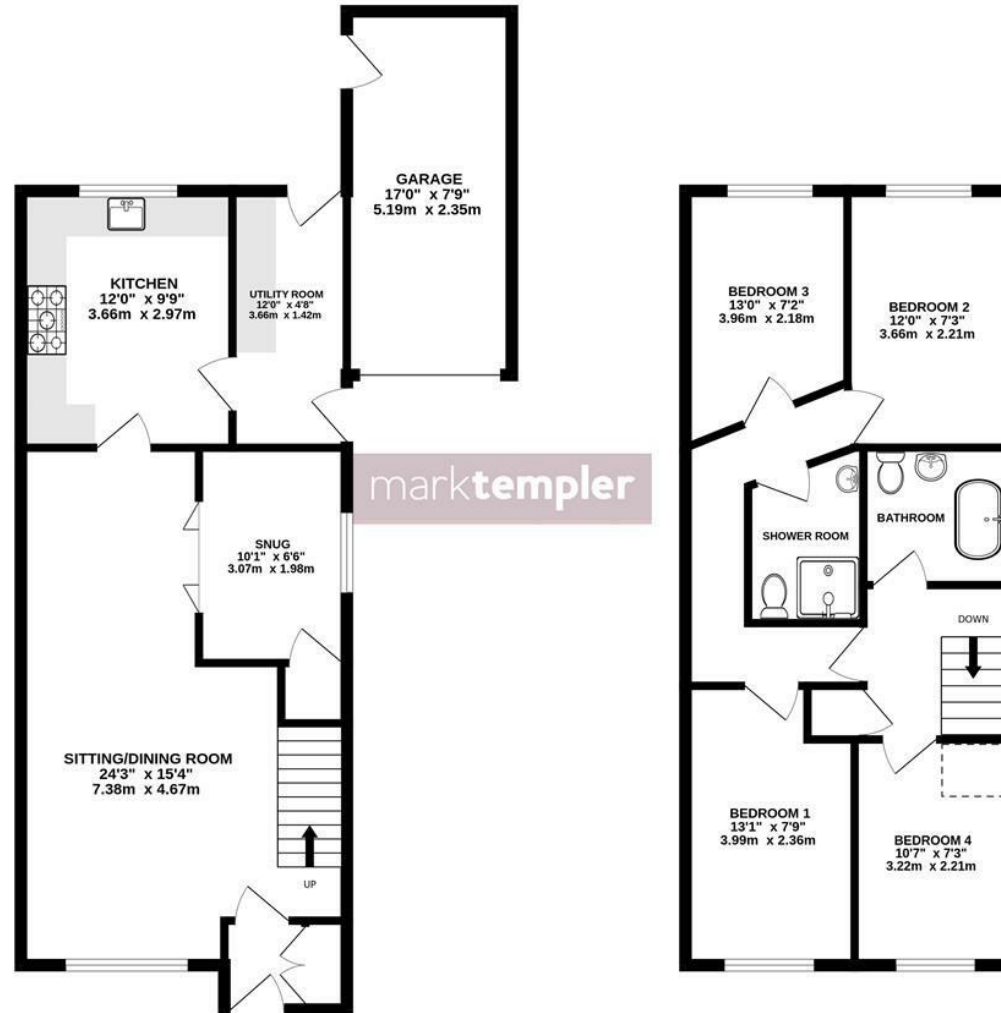
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GROUND FLOOR
696 sq.ft. (64.6 sq.m.) approx.

1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 1248 sq.ft. (115.9 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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