

Kenn Moor Drive Clevedon BS21 5AR

£299,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
House - Terraced



HOW BIG  
834.00 sq ft



BEDROOMS  
2



RECEPTION ROOMS  
1



BATHROOMS  
2



WARMTH  
Gas Central Heating



PARKING  
Driveway & Garage



OUTSIDE SPACE  
Front & Rear



EPC RATING  
C



COUNCIL TAX BAND  
C

A superb terrace house that enjoys modern fittings throughout. Originally built as a three-bedroom house, it has been cleverly adapted to instead feature two spacious bedrooms and an additional bathroom for added convenience.

As you approach the property, you are greeted by a front garden and a path leading to the front door, creating a welcoming entrance. Parking and a garage can be found in a block close by.

The accommodation begins with an initial entrance porch. The sitting room to the front is a cosy space perfect for relaxing or entertaining guests. The bright kitchen/dining room is a highlight of the house, featuring ample storage, a pantry cupboard, and plenty of space for a dining table. The kitchen seamlessly connects to the conservatory, this delightful space benefits from floods of natural light and opens up into the rear garden via double doors, creating a superb indoor-outdoor living experience. The property also features two double-sized bedrooms, with the main bedroom boasting a walk-in wardrobe and an en suite shower room. An attractive family bathroom completes the first floor.

The easy-to-maintain rear garden is predominantly hardstanding with borders, perfect for those who prefer low-maintenance outdoor spaces, there is also gated rear access.

The property is within walking distance to Yeo Moor Primary School and Clevedon Town Centre, this terrace house offers a great opportunity for those looking for their first home.



A modern terrace with good living space, two bathrooms and a garage.



#### 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...



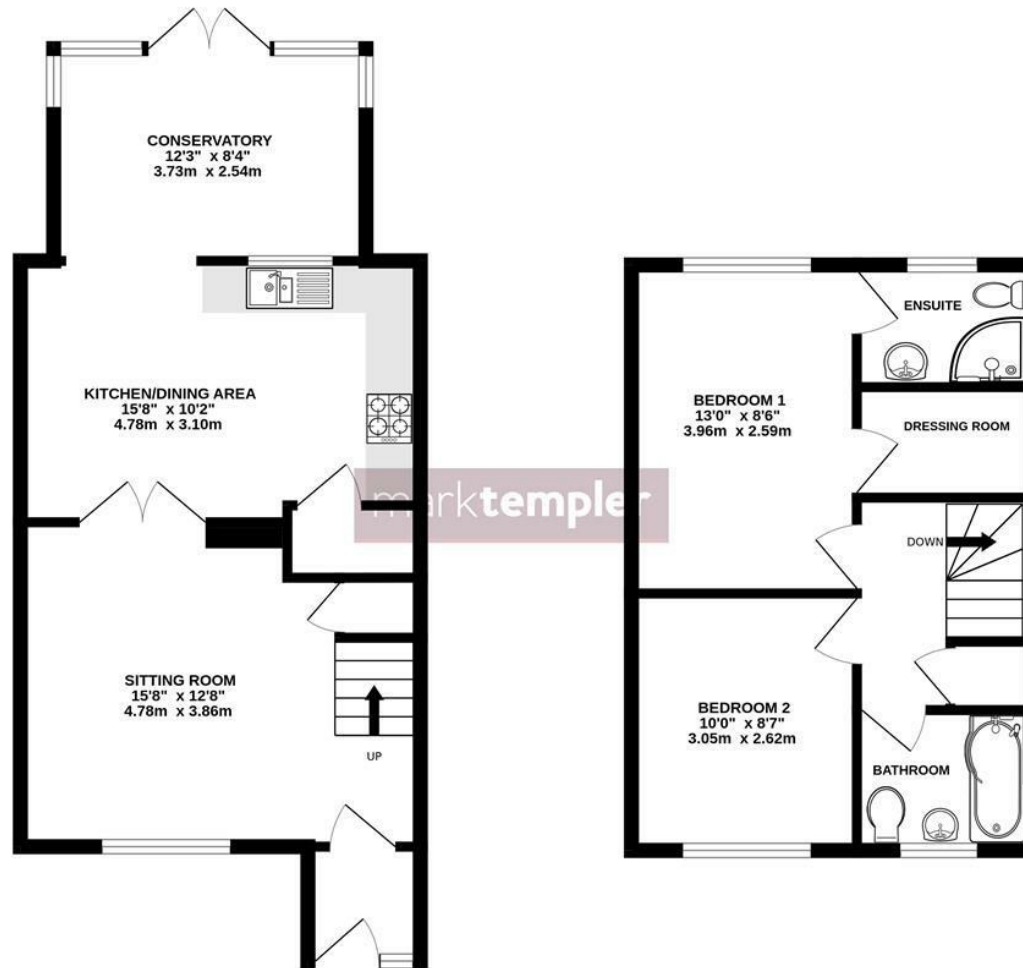
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GROUND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.

1ST FLOOR  
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 834 sq.ft. (77.5 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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