

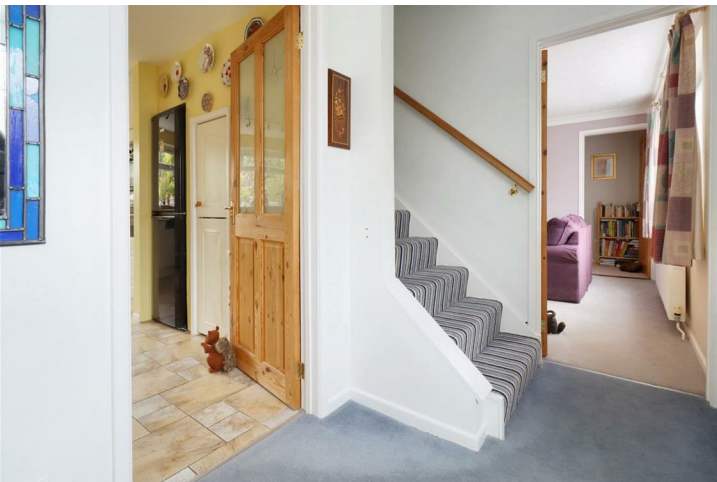
Yeo Moor Clevedon BS21 6UF

£439,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
House - Detached



HOW BIG
1225.00 sq ft



BEDROOMS
4



RECEPTION ROOMS
2



BATHROOMS
1



WARMTH
Gas Central Heating



PARKING
Driveway & Garage



OUTSIDE SPACE
Front & Rear



EPC RATING
D



COUNCIL TAX BAND
D

A prominent detached house located at the end of a quiet cul de sac, it's an ideal family home. Situated close to schools and Clevedon town centre, this property offers convenience and lots of space.

As you approach the house, you are greeted by a driveway on the side that allows space for up to two cars, leading to a single garage for additional parking or storage space.

Upon entering the house, you are welcomed by an entrance hall that provides access to a downstairs cloakroom. The bright kitchen/breakfast room boasts plenty of storage space and cupboards, perfect for preparing family meals. The dual aspect sitting room features doors that open into the rear garden, allowing for seamless indoor-outdoor living. Additionally, there is a separate dining room that can serve as an extra gathering space for the family. Moving to the first floor, you will find four bedrooms, each equipped with built-in wardrobes for ample storage. The stylish shower room adds a touch of luxury to the home.

The sunny rear garden is a highlight of the property, offering various areas including patio seating, a lawn, and space for a greenhouse or growing. There is also rear access into the garage plus a side gate leading to the front.

The property is located within walking distance to Yeo Moor Primary school and a short stroll to Clevedon town centre, this home also provides quick links to the M5 motorway for commuters.



An exceptional family home, with ample living space, four bedrooms and lots of storage.



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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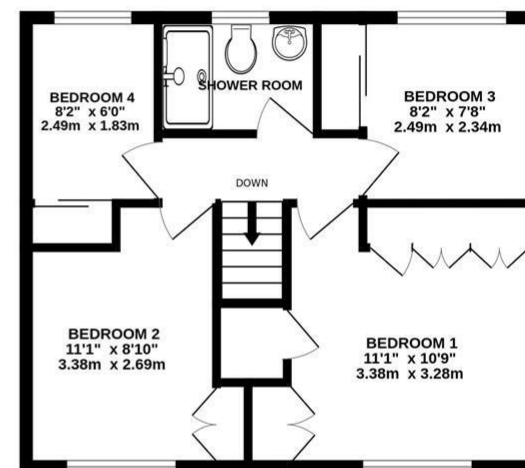




GROUND FLOOR
771 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1225 sq.ft. (113.8 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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