

Moor Lane Clevedon BS21 6ES

£325,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
House - End Terrace



HOW BIG  
924.00 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
2



BATHROOMS  
1



WARMTH  
Gas Central Heating



PARKING  
Shared Driveway



OUTSIDE SPACE  
At The Rear



EPC RATING  
D



COUNCIL TAX BAND  
B

A charming period home, that enjoys a wealth of character and warmth. As you step inside, you'll immediately notice the original features including floorboards, high ceilings that create an airy and spacious atmosphere and a beautiful fireplace.

The property is conveniently located close to shops, cafes, and schools. The first approach to the house is through a shared driveway, where parking is available on a first come, first served basis between you and just one other neighbour.

The interior of the house is thoughtfully designed to maximise both functionality and comfort. The accommodation begins with a central hallway that provides access to understairs storage. The cosy sitting room at the front of the house is ideal for relaxing evenings, while the separate dining room offers a space for entertaining guests. The L-shaped modern kitchen boasts ample storage space. Additionally, the utility room provides even more storage and grants access to the rear garden. Upstairs, you'll find a landing with two cupboards for additional storage, three bedrooms, and a stylish modern bathroom that enjoys an abundance of natural light. The main bedroom is particularly generous in size, spanning the width of the property.

The back garden of this home is relatively easy to maintain and has been designed with both relaxation and practicality in mind. It features a patio seating area, perfect for enjoying outdoor meals or simply basking in the sunshine. The raised lawn area adds a touch of greenery and provides a space for children to play or for you to indulge in some gardening. The garden is reasonably secluded, offering a sense of privacy, and there is even space for a shed to store your gardening tools or outdoor equipment. Additionally, there is side access to the front of the property.

The house is within a short walk to Clevedon town centre, proximity to Yeo Moor Primary School, and easy access to the M5 motorway.



A superb property enjoying character features and found in a convenient location close to amenities.



#### 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.

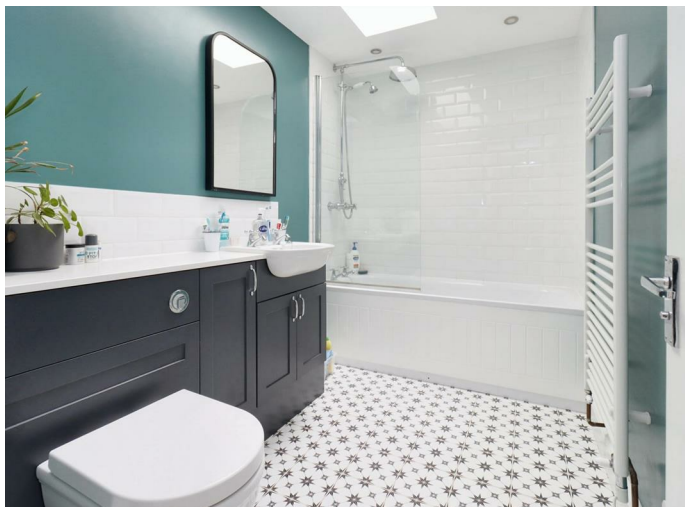
**Proof of funding** - if a mortgage is required, we need to see an up-to-date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash, we will 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...



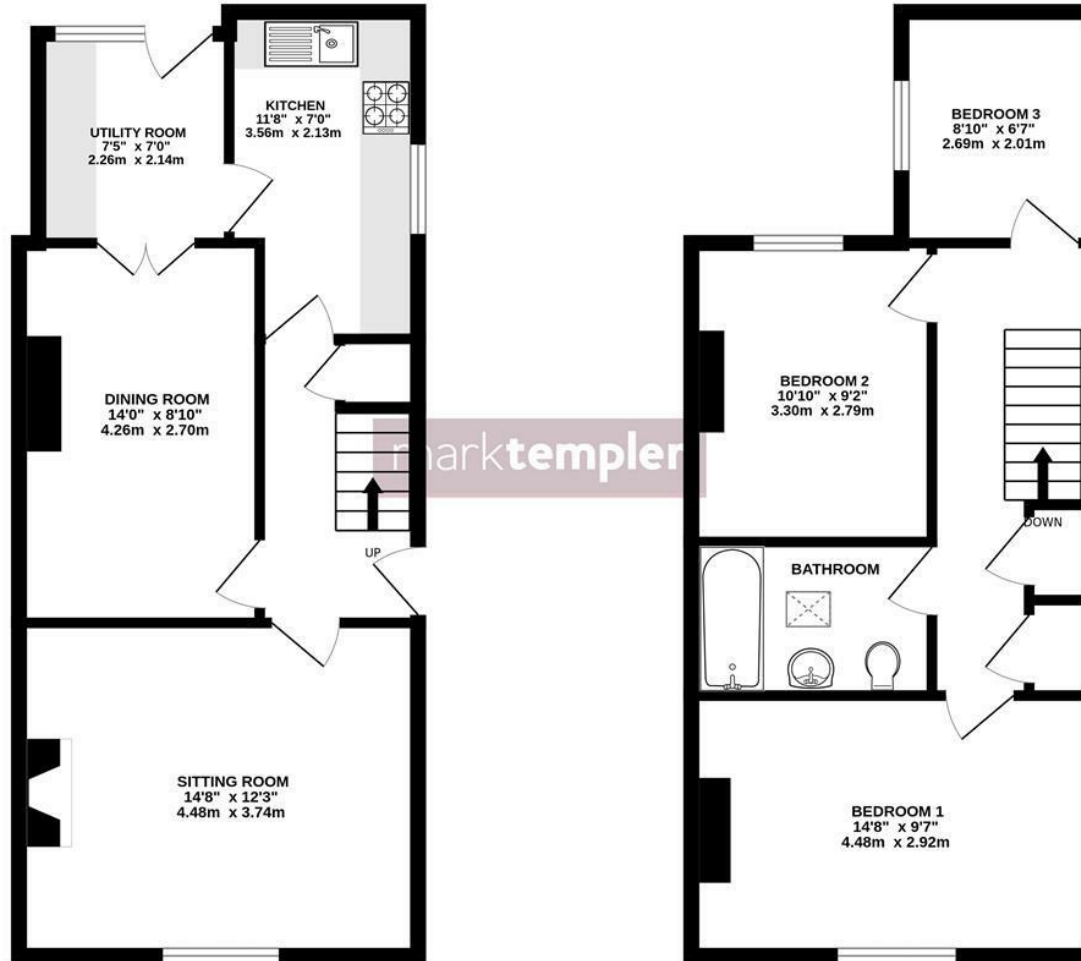
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GROUND FLOOR  
487 sq.ft. (45.3 sq.m.) approx.

1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.9 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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