

The Penns Clevedon BS21 5AN

£293,950

marktemppler

RESIDENTIAL SALES







PROPERTY TYPE  
House - Terraced



HOW BIG  
1033.00 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
2



BATHROOMS  
1



WARMTH  
Gas Central Heating



PARKING  
Driveway



OUTSIDE SPACE  
Front and Rear



EPC RATING  
D



COUNCIL TAX BAND  
B



This contemporary home is situated in a highly convenient residential location, making it an ideal choice for families or individuals looking for a comfortable and accessible living space. The thoughtfully designed three-bedroom terrace house offers ample living accommodation on the ground floor, with spacious rooms and a modern open plan layout. As you enter the property, you are greeted by a neat hallway that leads seamlessly into the open plan living room. This versatile space provides plenty of room for a sitting area and a dining area, with one wall featuring a sleek and modern fitted kitchen. The adjoining conservatory adds an extra dimension to the living space and offers access to the back garden, creating a seamless flow between indoor and outdoor living.

The ground floor of the property is completed by a dining room, which has been cleverly converted from the original garage. This additional room could easily be used as a family room, a home office, or even an occasional fourth bedroom, providing flexibility to suit your needs. Moving upstairs, you will find a spacious landing area. The three well-proportioned bedrooms on the first floor offer ample space for a young family, ensuring everyone has their own comfortable retreat. The property also boasts a shower room with a wash hand basin, while the toilet is conveniently located adjacent to it but separate, allowing for maximum convenience and privacy.

Outside, at the front of the house you will find a driveway next to the low maintenance front garden, providing convenient off-street parking. A path leads to the front door. The rear garden has been designed with ease of maintenance in mind, currently featuring artificial lawn and composite decking. This means you can enjoy outdoor living without the hassle of constant upkeep.

Situated in a quiet cul-de-sac just off Kenn Moor Drive, the property offers a peaceful and tranquil setting. Within walking distance, you will find Clevedon Town Centre, Yeo Moor Primary School, and Hazel Close playing fields, providing easy access to amenities and recreational spaces. Additionally, the nearby M5 motorway ensures convenient transportation links for those who need to commute.

Overall, this contemporary home offers a well-designed and convenient living space, both indoors and outdoors, making it an excellent choice for modern living.



Contemporary home is situated in a highly convenient residential location, making it an ideal choice for families or individuals



#### 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...



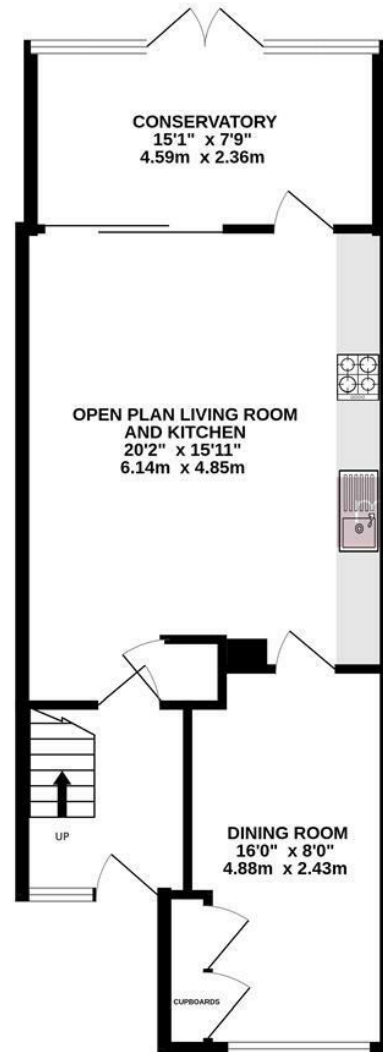
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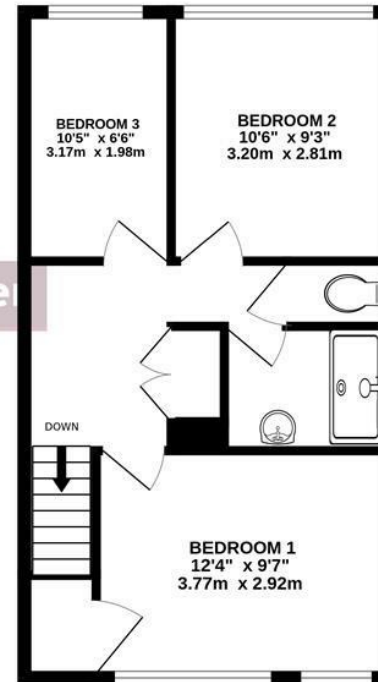




GROUND FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 1033 sq.ft. (96.0 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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