

Powells Acres Clevedon BS21 6HA

£399,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

House - Semi-Detached



HOW BIG

910.00 sq ft



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas central heating



PARKING

Garage and driveway



OUTSIDE SPACE

Front and rear



EPC RATING

C



COUNCIL TAX BAND

C

Overlooking the Land Yeo, this attractive and much admired family home is nestled away within a quiet backwater, only a short walk from Clevedon's Town Centre and amenities. The property offers generous room proportions together making it an ideal home that would suit a wide range of purchasers. In brief, the accommodation comprises a welcoming and central entrance hallway, the generous dual aspect sitting room sits on one side of the hall with the kitchen/dining room on the other. Completing the ground floor is a cloakroom and conservatory. Upstairs, a generous landing leads to the family bathroom and three well proportioned bedrooms with the principal bedroom also benefiting from built in wardrobes and a contemporary en-suite shower room.

Outside, the property is approached via a driveway providing off road parking. A single garage is located to the rear of the house. There are private gardens to the rear which have been adapted for entertaining with a decked area leading to a summerhouse which could also make an ideal home office.

Powells Acres can be found in the heart of Clevedon providing a short level distance to shops, bus routes, doctors surgery and St Nicholas School.

This is a really lovely family home, which must be viewed to be fully appreciated.



Nestled away within a quiet backwater, only a short walk from Clevedon's Town Centre and 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.

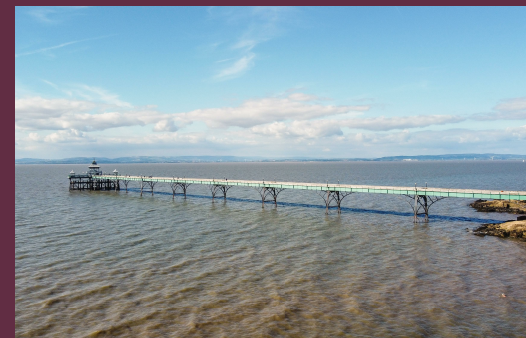
Proof of funding - if a mortgage is required, we need to see an up-to-date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash, we will need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

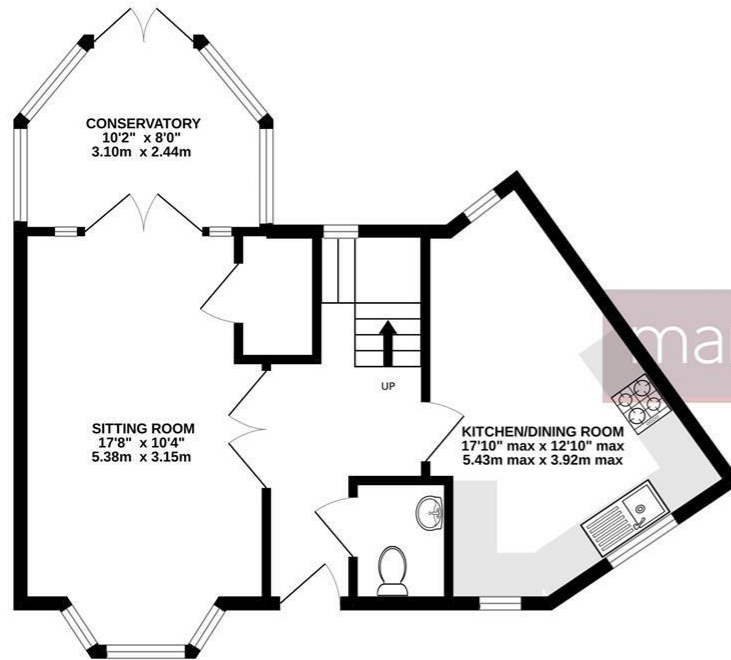


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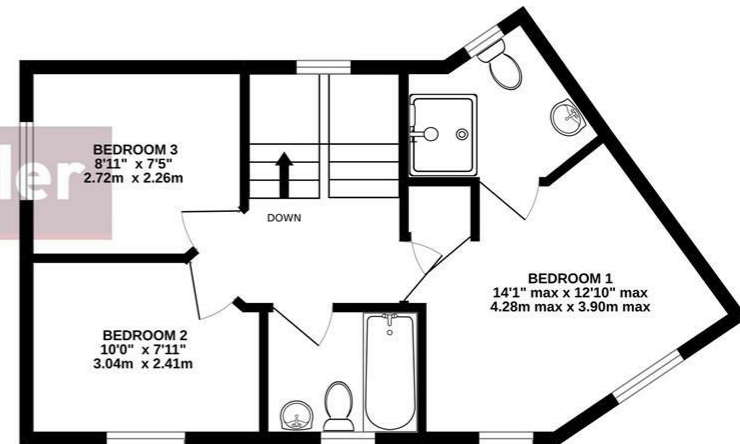




GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.5 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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