

Esmond Grove Clevedon BS21 7HW

£475,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

House - Semi-Detached



HOW BIG

1168.00 sq ft



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage and Driveway



OUTSIDE SPACE

Front and Rear



EPC RATING

D



COUNCIL TAX BAND

E

This spacious three-bedroom property located on Esmond Grove boasts a prime position with an open outlook towards Clevedon Cricket Club and Dial Hill. Although in need of some updating, this property presents an excellent opportunity for those looking to create their dream family home. The welcoming entrance hallway leads to two generously sized reception rooms, a conservatory, and a fitted kitchen on the ground floor, providing ample space for family living and entertaining.

Upstairs, the property features three well-proportioned bedrooms and a modern shower room, offering comfortable and convenient living spaces. The beautifully landscaped gardens at the front and rear of the property provide peaceful outdoor areas, with sections of lawn and patios perfect for relaxing or al fresco dining. A driveway and single garage on the side of the house offer convenient parking options for residents.

The location of this property is ideal for families, with open spaces and play parks nearby, as well as primary and secondary schools within walking distance. For those looking to explore further afield, the charming Victorian area of Hill Road and Clevedon's picturesque seafront are just a short distance away, offering a variety of shops, cafes, and restaurants to enjoy.

Don't miss out on the opportunity to transform this property into your ideal family home in a desirable location.



Spacious accommodation presents an excellent opportunity for those looking to create their dream family home



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.

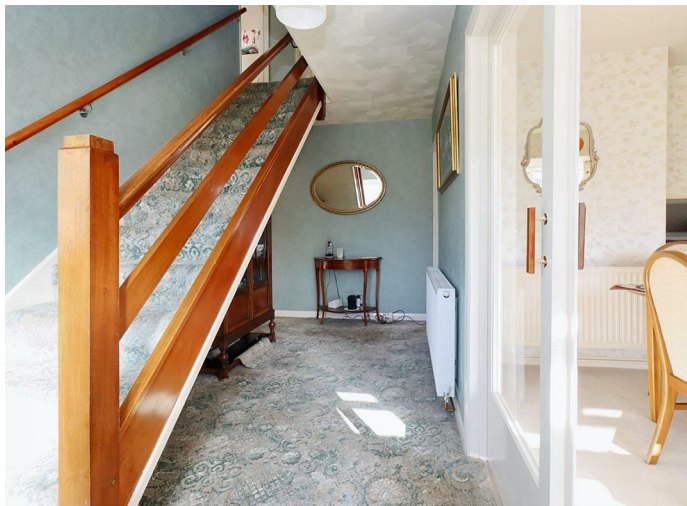
Proof of funding - if a mortgage is required, we need to see an up-to-date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash, we will need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

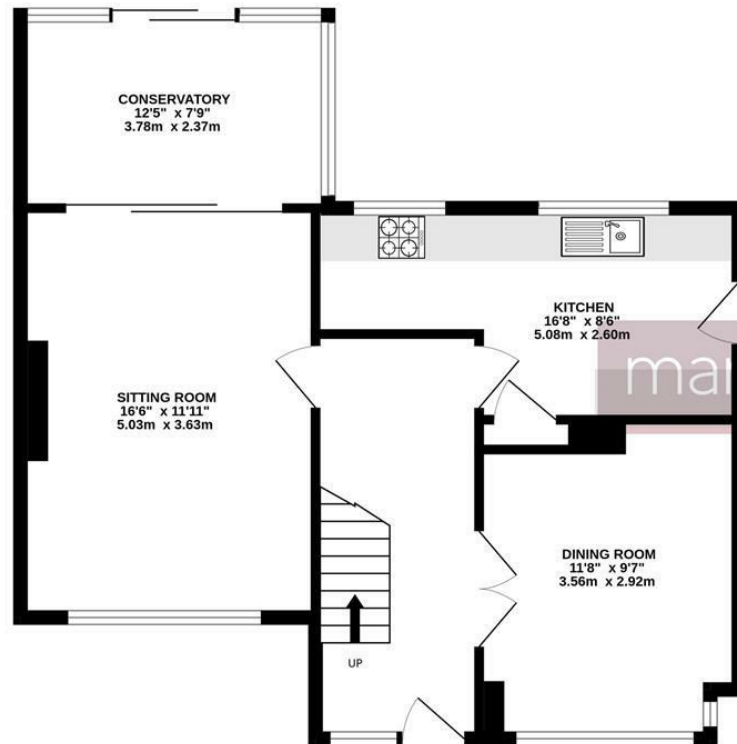


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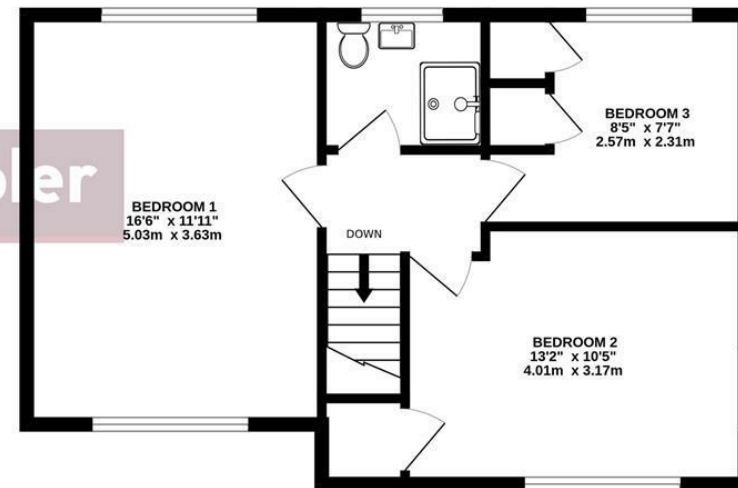




GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 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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