

Westbourne Avenue Clevedon BS21 7UA

£475,000

marktemppler

RESIDENTIAL SALES





PROPERTY TYPE

House - Semi-Detached



HOW BIG

1064.00 sq ft



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Driveway & Garage



OUTSIDE SPACE

At The Rear



EPC RATING

D



COUNCIL TAX BAND

C

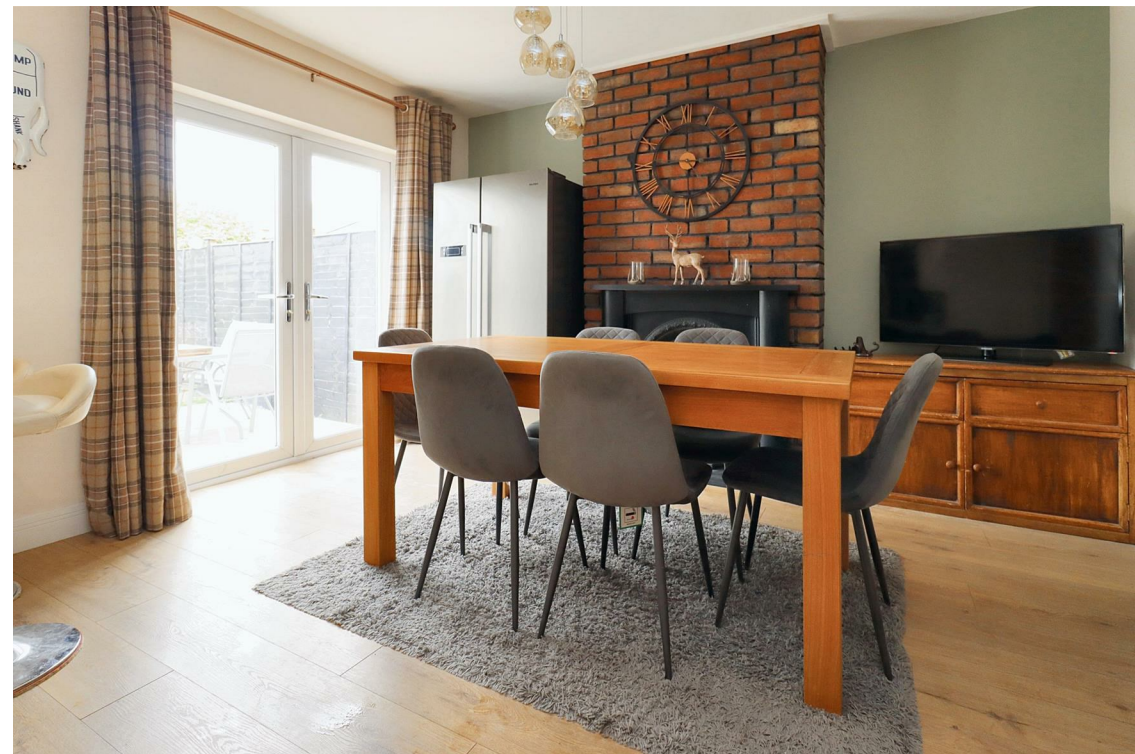
An exceptional family home, built circa 1930s, that has been expertly refurbished in recent years. The upgrades include a new kitchen, bathroom, rewiring, and some new windows. It's found in an ideal location for families, close to playing fields, parks and Strode leisure centre.

As you approach the property, you are greeted by a spacious driveway that leads to a newly built single garage. The exterior of the house is charming and well-maintained, setting the tone for what lies inside.

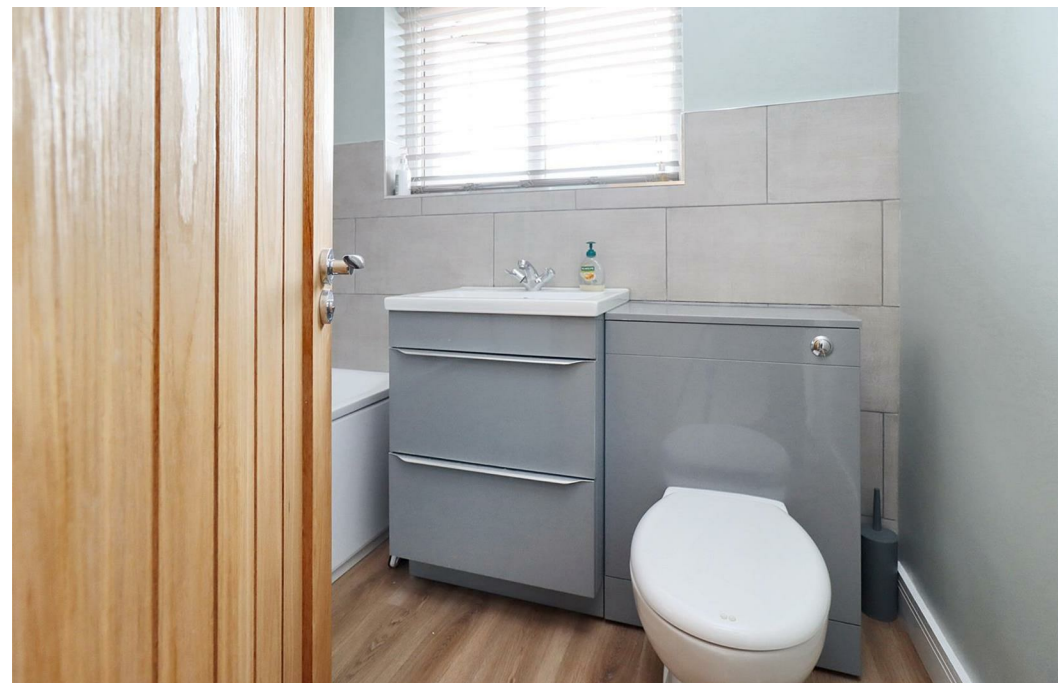
Stepping inside, you are welcomed by a bright hallway that leads to a cosy sitting room with a working fireplace. The open plan kitchen/dining room is a highlight of the house, featuring a stylish kitchen, double doors that open into the rear garden, and access to a downstairs cloakroom. Upstairs, there are three bedrooms, all of which can accommodate a double bed. The first and second bedrooms have ample built-in storage, providing plenty of space for all your belongings. The modern bathroom is sleek and well-designed, adding to the overall appeal of the house.

The beautifully designed rear garden is a true oasis, with two patio seating areas and a healthy stretch of lawn. This outdoor space is perfect for relaxing, entertaining, and enjoying the fresh air.

The house is conveniently positioned near Clevedon seafront, offering easy access to the beach. Additionally, the West End Post Office is close by, as well as lovely walks along Poets Walk. This family home truly has it all - from modern upgrades to a prime location, making it the perfect place to call home.



An absolutely superb family home with stylish fittings, found close to Clevedon Seafront.



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.

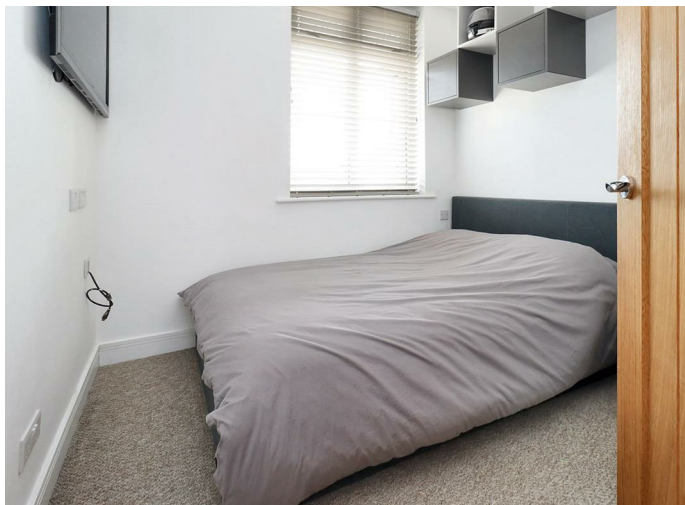
Proof of funding - if a mortgage is required, we need to see an up-to-date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash, we will need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



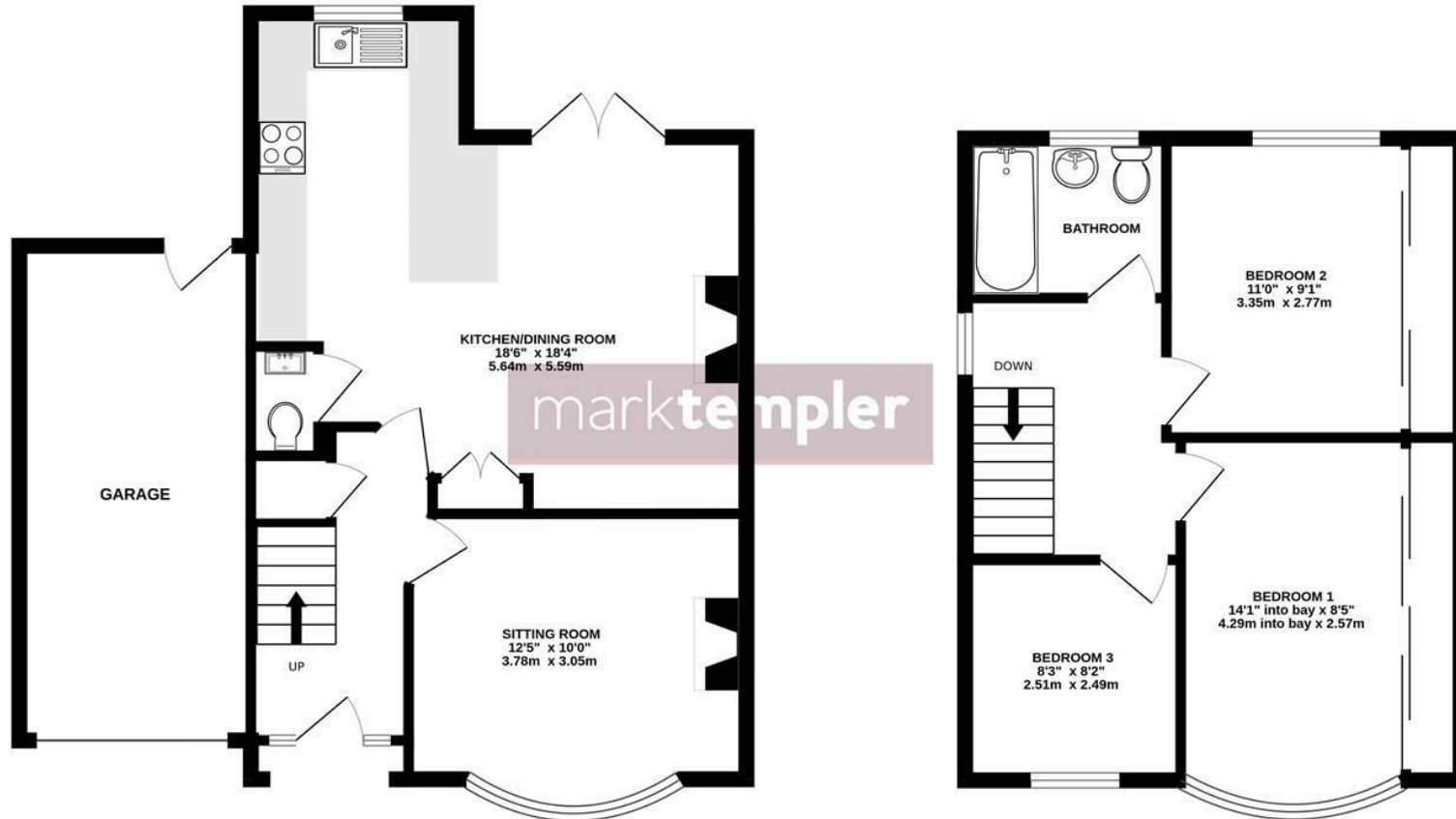
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GROUND FLOOR
623 sq.ft. (57.8 sq.m.) approx.

1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1064 sq.ft. (98.9 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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