

Netherways Clevedon BS21 7YU

£289,950

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
House - End Terrace



HOW BIG  
659.00 sq ft



BEDROOMS  
2



RECEPTION ROOMS  
1



BATHROOMS  
1



WARMTH  
Gas Central Heating



PARKING  
Garage



OUTSIDE SPACE  
Front and Rear



EPC RATING  
C



COUNCIL TAX BAND  
B

This contemporary two-bedroom home in the sought-after Yeolands Drive area of Clevedon has been meticulously improved and upgraded by the current owners, making it a truly exceptional property. The location is ideal, nestled in a quiet cul-de-sac setting close to Marshalls Field, schools, supermarkets, and the popular seafront. The interior of the house is thoughtfully designed, with a welcoming porch leading into a spacious living room featuring an open plan staircase, as well as sitting and dining areas. The kitchen is the heart of the home, boasting modern units, neutral tiles, built-in appliances, and ample work surfaces, it also overlooks and opens onto the rear garden.

Upstairs, you will find two generously sized double bedrooms that offer plenty of space and natural light, along with a luxurious family bathroom that provides a relaxing retreat after a long day. The house sits on a corner plot, and the owners have made the most of the outdoor space by creating a covered seating area perfect for alfresco dining, a brick-built pizza oven for outdoor cooking, and a level lawn surrounded by timber fencing for privacy. Additionally, there is a garage in the rear garden with double doors that could be used as a home office or for storage, adding versatility to the property.

Overall, this property is a perfect blend of modern upgrades, thoughtful design, and a convenient location, making it an ideal home for young families or professionals looking for a comfortable and stylish living space. With its close proximity to amenities, schools, and the seafront, as well as the well-maintained interior and outdoor spaces, this two-bedroom home offers a unique opportunity to enjoy the best of what Clevedon has to offer. Don't miss the chance to make this beautifully upgraded property your own and experience the charm and convenience of living in Yeolands Drive.





## Contemporary two-bedroom home offering the perfect blend of modern upgrades



### 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.

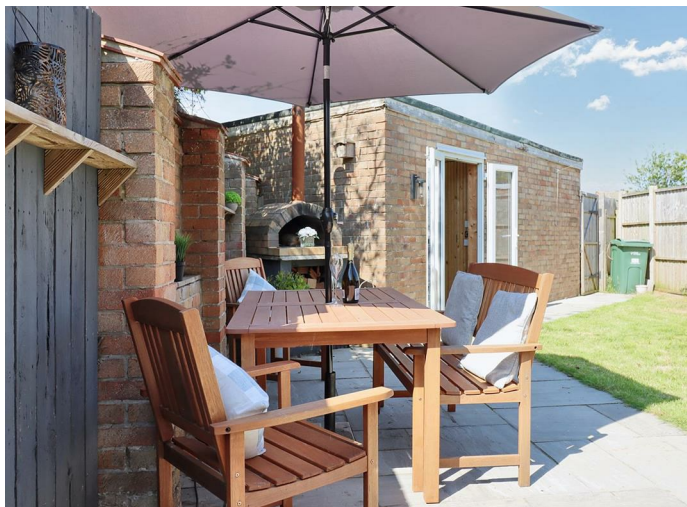
**Proof of chain** - if you are selling your home with another agent, we will need full details of the agent involved and any linked transactions.

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.





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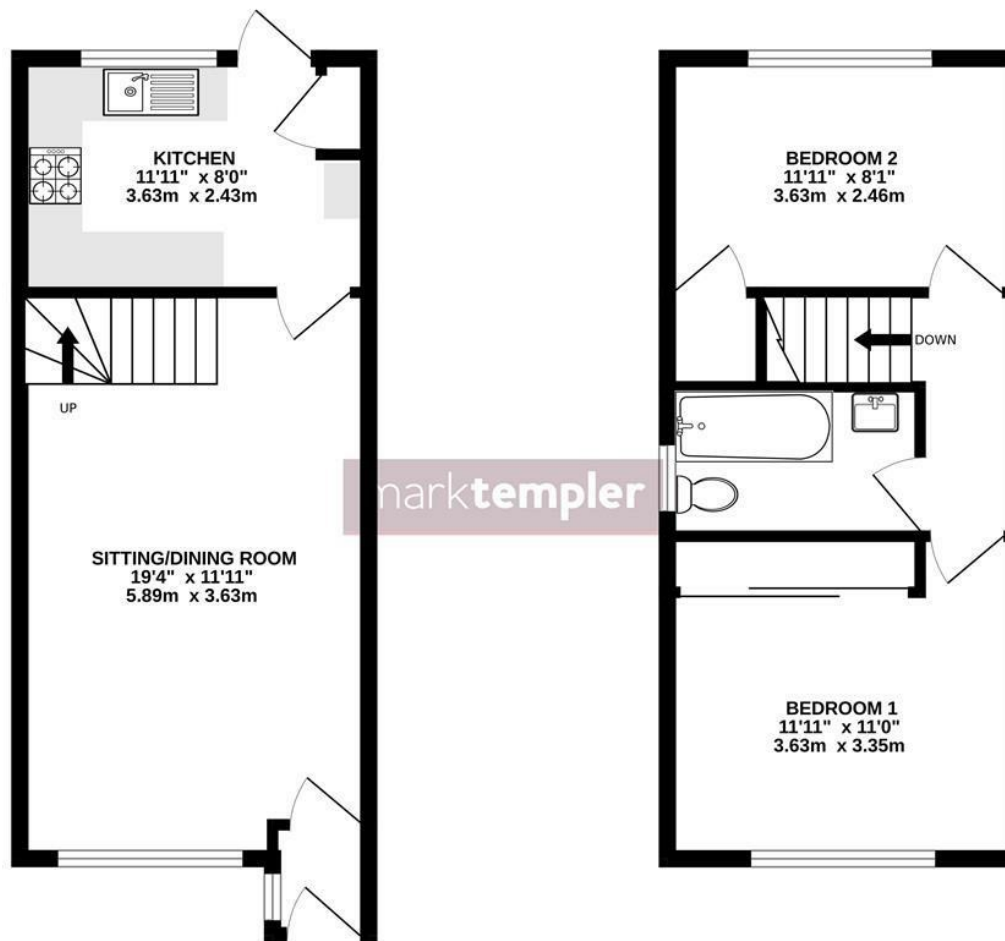






GROUND FLOOR  
334 sq.ft. (31.0 sq.m.) approx.

1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 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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