

Sercombe Park Clevedon BS21 5AZ

£375,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
House - Detached



HOW BIG  
1014.00 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  
D

A superb modern detached house, nestled within a popular cul de sac, this hidden gem offers a peaceful and private situation. As you approach the property, you'll be greeted by a driveway, leading to a single garage and a path leading to the front door.

Step inside into an initial entrance porch, to the front of the house there is a cosy sitting room, ideal for relaxing evenings with loved ones. The heart of the home lies in the bright kitchen/dining room, complete with modern units and ample space for entertaining. Connected to the kitchen is a delightful additional reception, once a conservatory but now with a solid roof and skylights, this room also offers access into the rear garden.

Upstairs, you'll discover three well-appointed bedrooms, with built in storage within the second bedroom. The recently fitted and stylish shower room boasts a walk-in shower/wet room. The entire property is presented in great condition and offers further scope to extend to the side or rear, subject to planning permission.

The main garden is at the rear of the house, designed to be reasonably low maintenance with stretch of grass, allowing you to spend more time enjoying the outdoor space. A seating area provides the perfect spot to soak up the sun and unwind.

Positioned in a quiet spot with no passing traffic, this home is also conveniently located close to riverbank walks and shops. Don't miss out on the opportunity to make this modern detached house your next home.



A well presented family home in a superb location, close to lovely walks, Schools and walking distance to shops.



#### 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...



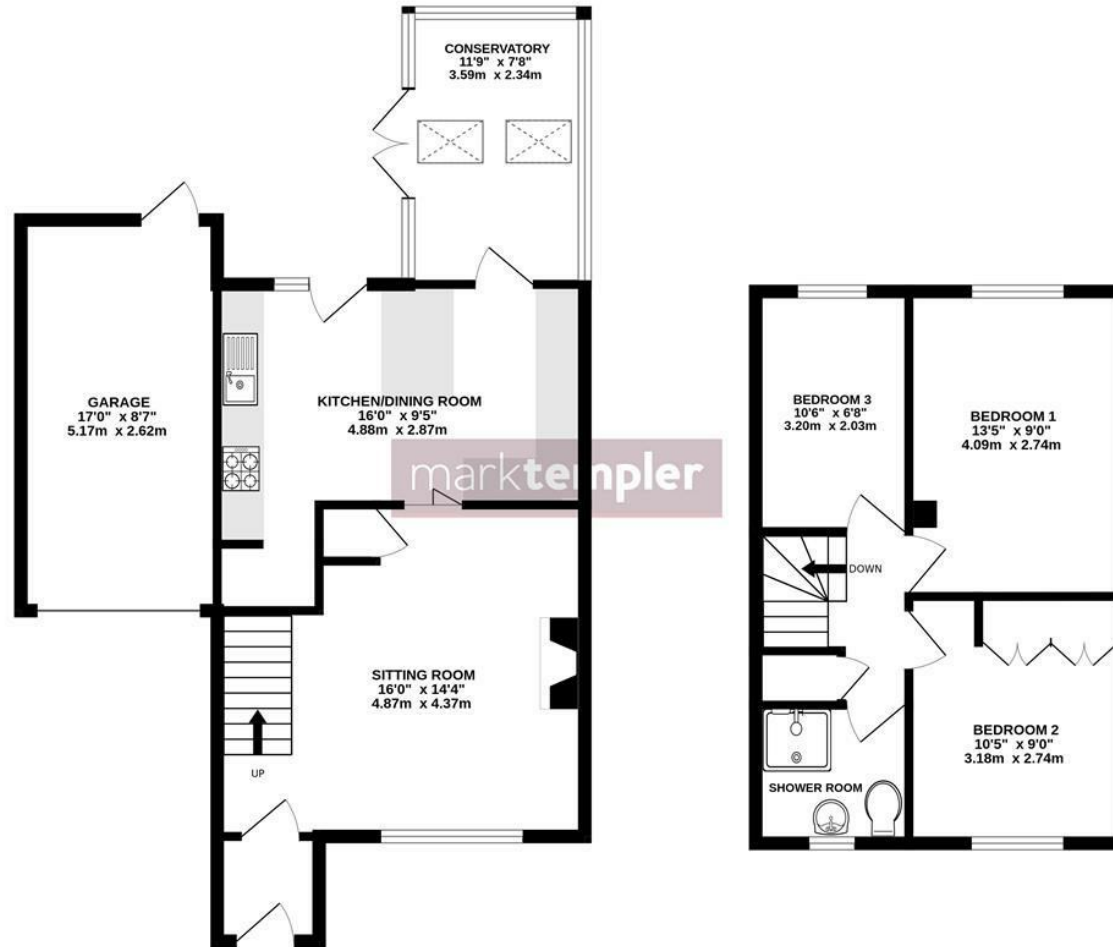
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GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.

1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 1014 sq.ft. (94.2 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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