

Conygar Close Clevedon BS21 6AP

£579,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Bungalow - Detached



HOW BIG
1439.00 sq ft



BEDROOMS
3



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH



PARKING



OUTSIDE SPACE



EPC RATING
D



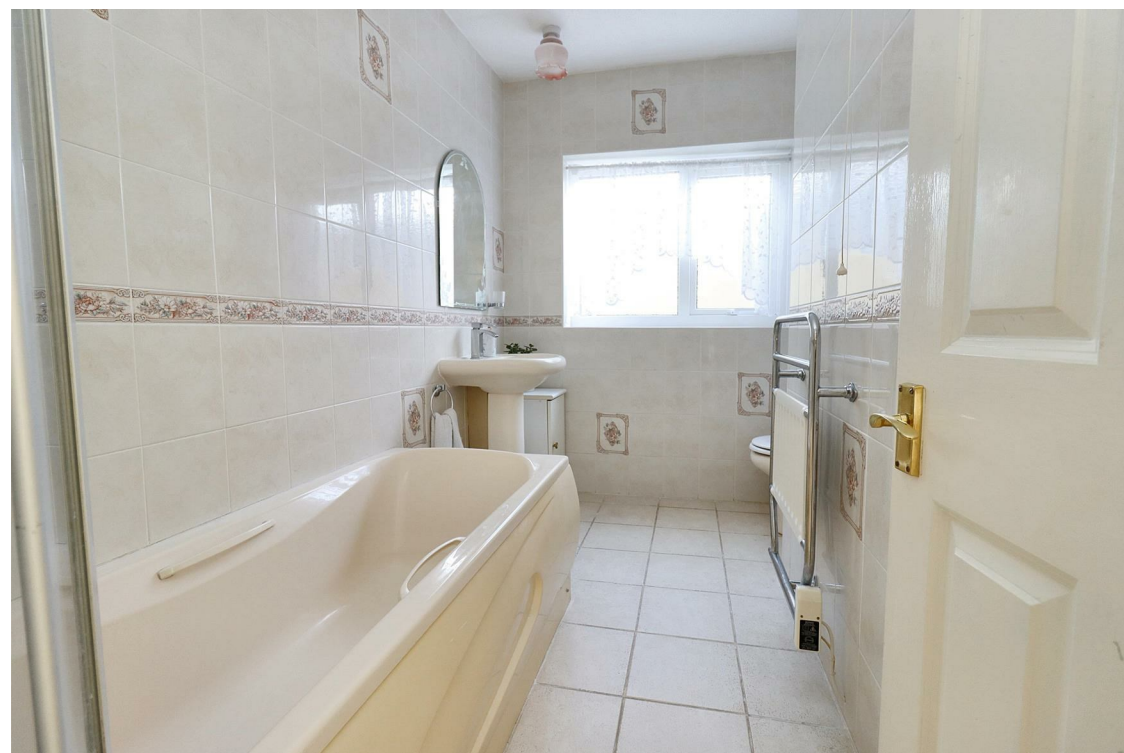
COUNCIL TAX BAND
E

This exceptional detached bungalow is ideally situated on the outskirts of Clevedon and the picturesque Swiss Valley, making it a perfect choice for retirement or as a family home. Nestled within a charming cul de sac, this property boasts a spacious and flexible layout that caters to a variety of lifestyle needs.

Upon entering, one is greeted by a welcoming entrance hall that leads to two generously sized reception areas plus a conservatory, providing ample space for relaxation and entertainment. The accommodation further includes three bedrooms, a fully equipped modern kitchen, a bathroom, and a separate shower room, all well presented to create a warm and inviting atmosphere.

The exterior of the property complements its interior charm, featuring beautifully landscaped grounds. The secluded outdoor space is enhanced by a stunning backdrop of woodland from the Gordano Valley, providing a tranquil setting for outdoor activities. The expansive lawns are perfect for family gatherings or leisurely afternoons, while a patio and a raised terrace offer ideal spots for al fresco dining or simply enjoying the natural surroundings. Additionally, the brick-paved driveway at the front of the property ensures ample parking space, complemented by an attached garage for convenience.

Conygar Close is a select cul de sac characterised by predominantly mature detached properties, creating a sense of community and exclusivity. The location is particularly advantageous, being just a short distance from beautiful countryside and woodland walks within Swiss Valley making it an ideal setting for nature enthusiasts. Residents will also appreciate the proximity to Clevedon School, M&S food store, and the vibrant Clevedon Town Centre, which offers a variety of shops and amenities. Overall, this property is sure to attract a wide range of buyers seeking a harmonious blend of comfort, convenience, and natural beauty. The property is also sold with no onward chain.







A detached bungalow with fabulous sunny gardens and ample living accommodation.



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



Up your street...

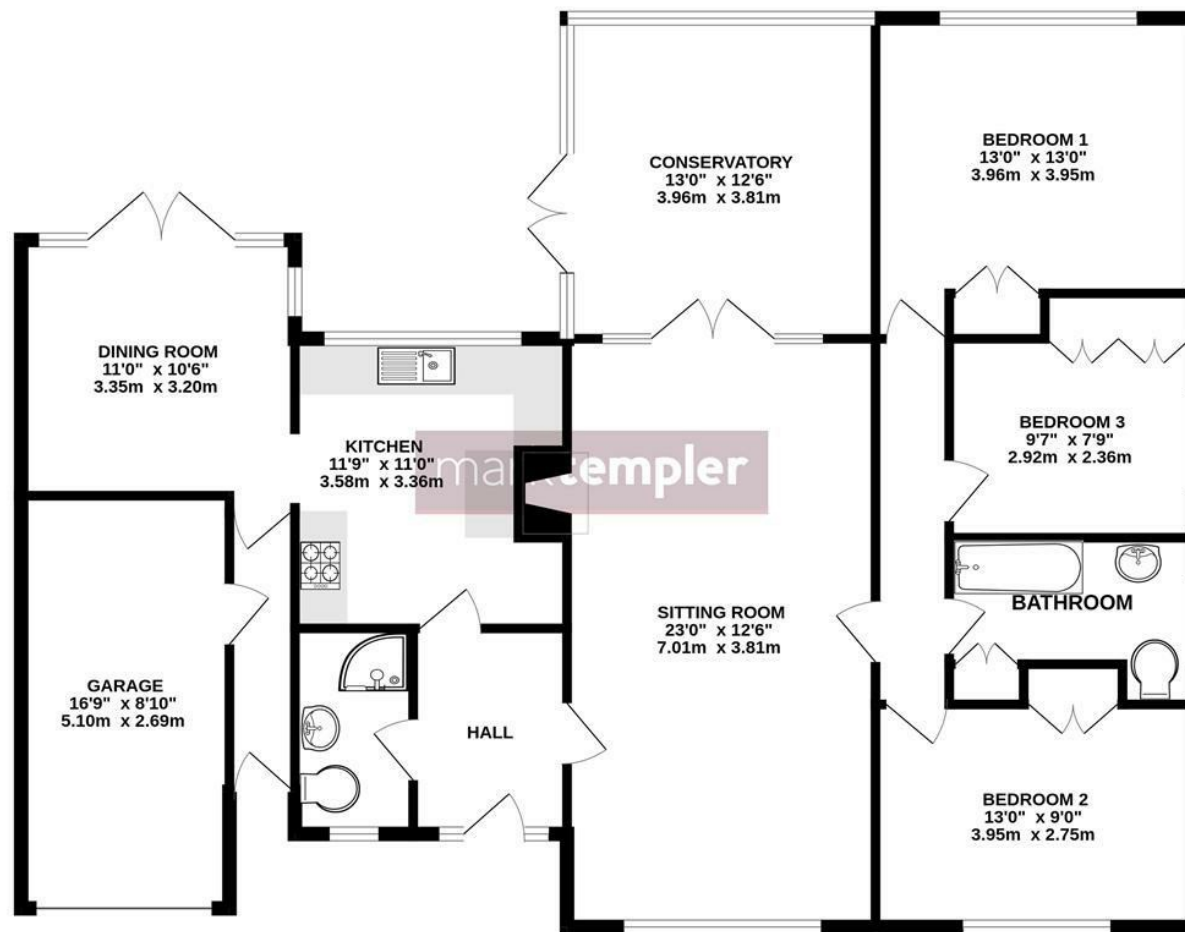


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GROUND FLOOR 1439 sq.ft. (133.7 sq.m.) approx.



TOTAL FLOOR AREA: 1439 sq.ft. (133.7 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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