

Byfields Clevedon BS21 5HP

£357,500

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
House - Detached



HOW BIG  
811.00 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
1



BATHROOMS  
1



WARMTH  
Gas Central Heating



PARKING  
Garage and Driveway



OUTSIDE SPACE  
Front and Rear



EPC RATING  
D



COUNCIL TAX BAND  
D



This charming detached family home is located in a highly sought after area on the outskirts of Clevedon, offering easy access to picturesque riverbank walks. The well thought out layout begins with an inviting entrance porch that leads to a bay-fronted sitting room, complete with a feature fireplace. Towards the rear of the property, the dining room and kitchen sit adjacent to one another, creating a welcoming and sociable space ideal for entertaining, with both rooms opening into the light-filled conservatory.

Upstairs, there are three generously sized bedrooms, perfect for a growing family, and a family bathroom. The exterior of the home boasts beautifully maintained gardens at both the front and rear, lovingly tended to by the current owners. The outdoor space features lush lawns, a patio area, and established flower beds. The rear garden is fully enclosed with timber fencing and double gates leading to the driveway, providing additional privacy.

A driveway to the side of the property offers convenient off-road parking and access to a detached single garage. Situated in a quiet cul-de-sac off Millcross, this home is ideally located close to local amenities, including Strode Leisure Centre, Mary Elton School, and Clevedon's stunning seafront. This is a perfect family home in a tranquil yet well-connected location.





## Charming detached family home in a tranquil Clevedon cul-de-sac, moments from scenic river walks



### 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.

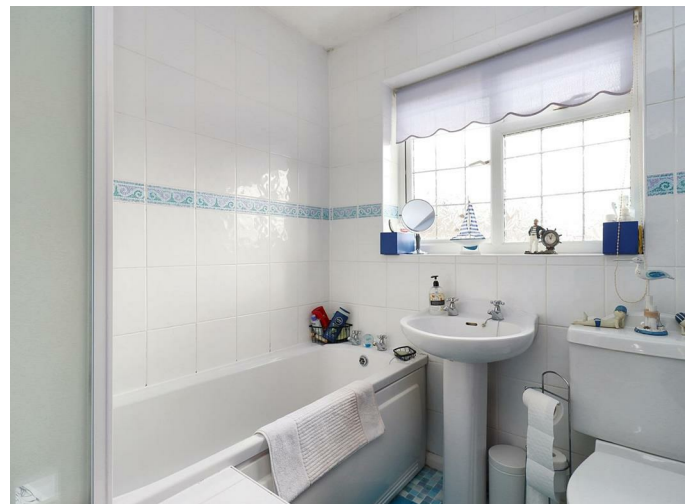
**Proof of chain** - if you are selling your home with another agent, we will need full details of the agent involved and any linked transactions.

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...



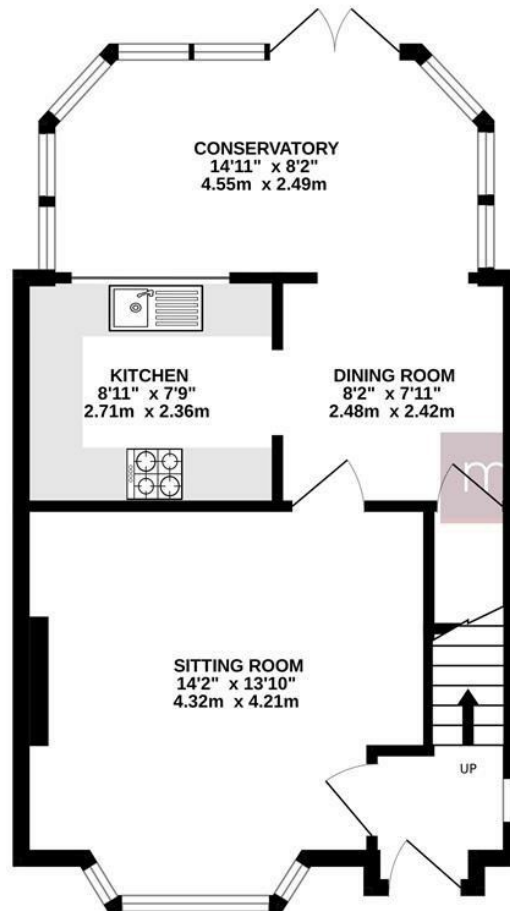
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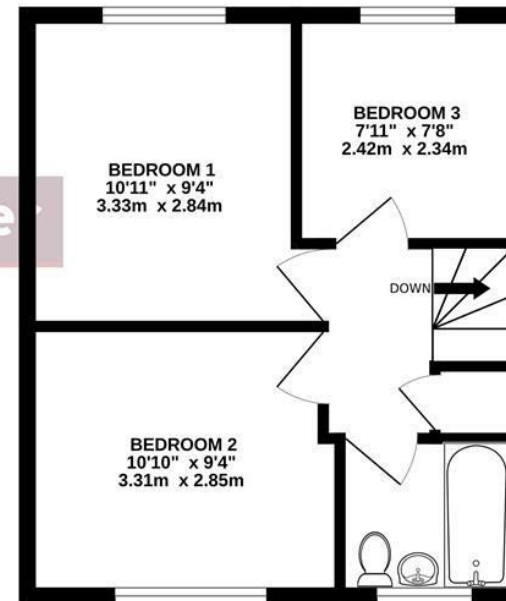




GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.4 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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