

Blackmoor Clevedon BS21 5EZ

£499,950

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
House - Detached



HOW BIG  
1742.00 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
3



BATHROOMS  
2



WARMTH  
Gas Central Heating



PARKING  
Double Garage and  
Driveway



OUTSIDE SPACE  
Front and Rear



EPC RATING  
D



COUNCIL TAX BAND  
D



This extended detached family home is nestled in a popular cul-de-sac and boasts a larger than average rear garden, making it an ideal choice for a growing family. With great potential for future expansion (subject to planning permissions), this property offers versatile living spaces both inside and out. The home is approached via a driveway leading to the attached double garage, with side gate access and a welcoming entrance.

Inside, the spacious hallway connects to all principal reception rooms, including a useful study, perfect for working from home or as a children's playroom. The kitchen and dining room sit side by side, creating an inviting space for entertaining family and friends, while the generously sized sitting room features a cosy fireplace and sliding doors opening into a modern conservatory addition. The ground floor is completed by a convenient cloakroom and direct access to the double garage.

Upstairs, the landing leads to four well-proportioned bedrooms, three of which have built-in storage. The master bedroom benefits from an en-suite shower room, while a family bathroom serves the remaining bedrooms.

Outside, the property occupies a hidden corner plot with expansive gardens that are a real highlight. The outdoor space features a large lawn, mature apple tree, vegetable garden, greenhouse, timber shed, and various seating areas, perfect for relaxing or entertaining. Located off Fosseyway, this home is centrally positioned close to local schools and amenities, including Strode Leisure Centre, Tesco, and Asda supermarkets. Clevedon's town centre and iconic seafront are just a short distance away.





Spacious detached family home with expansive gardens in a sought-after cul-de-sac, offering potential to extend



#### 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...



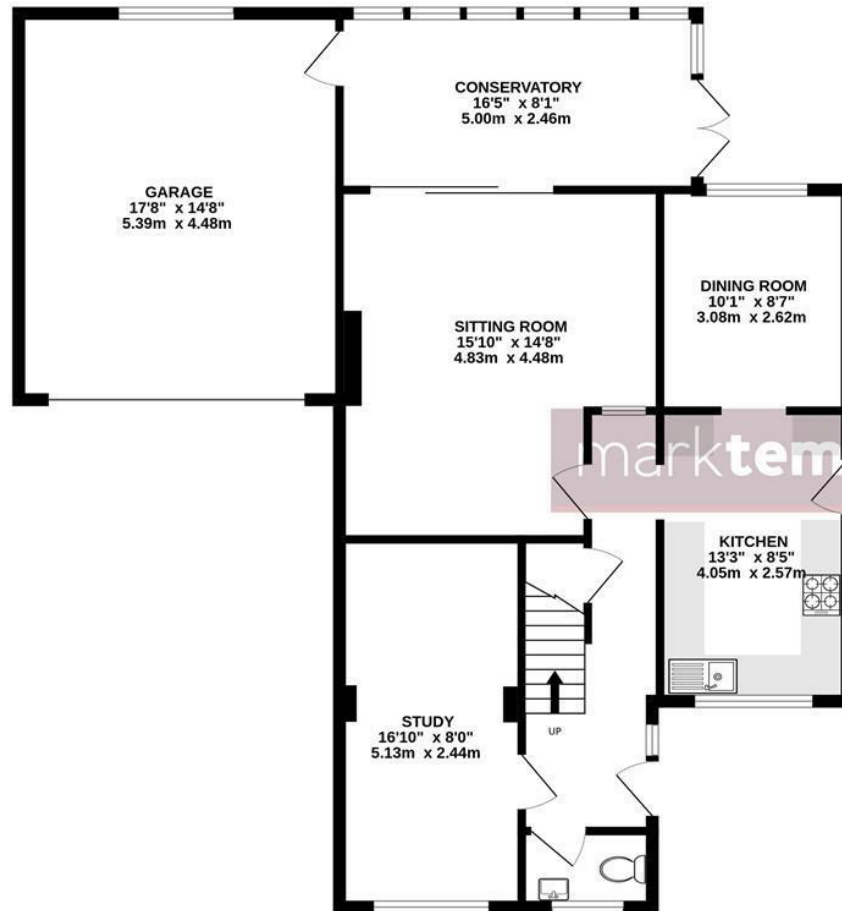
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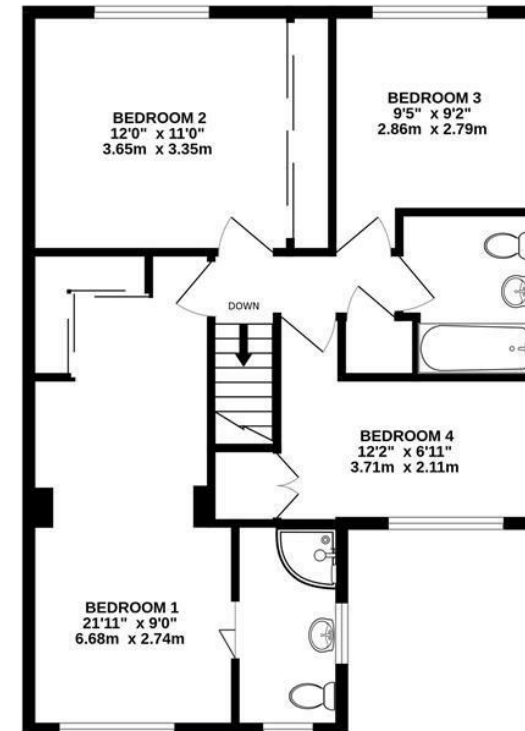




GROUND FLOOR  
1066 sq.ft. (99.0 sq.m.) approx.



1ST FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1742 sq.ft. (161.9 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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