

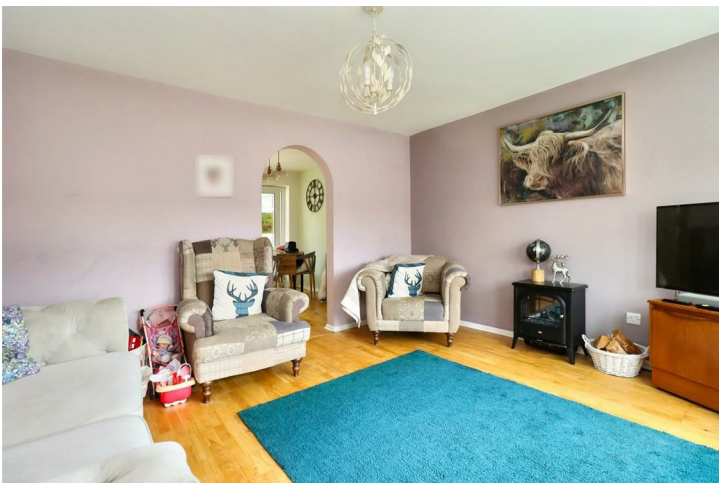
Sumerlin Drive Clevedon BS21 6YW

£349,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

House - Semi-Detached



HOW BIG

782.00 sq ft



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage and Driveway



OUTSIDE SPACE

Front and Rear



EPC RATING

C



COUNCIL TAX BAND

C

This well presented semi-detached family home offers light and spacious accommodation that has been thoughtfully upgraded by the current owners, blending modern style with practical living spaces. Situated in a quiet cul-de-sac off Sumerlin Drive, the property enjoys a highly sought-after location near East Clevedon and Court Woods, while remaining just a short walk from Clevedon's town centre, where an array of amenities and both primary and secondary schools are easily accessible.

Upon entering, you are welcomed into a bright and inviting entrance hall, which leads through to the main living areas. The sitting room is a comfortable, light-filled space ideal for relaxing with family or entertaining guests. Adjacent to the sitting room, the dining room offers ample space for family meals or more formal occasions, and it connects seamlessly to the kitchen. The modern kitchen has been tastefully designed with ample storage, providing a functional and stylish hub for daily living. Sliding doors at the rear of the dining room open to a conservatory, which offers stunning views across the enclosed rear garden. This conservatory serves as a perfect retreat for enjoying the garden year-round and allows for effortless indoor-outdoor living.

Upstairs, the home features three well-proportioned bedrooms, each offering plenty of natural light and space for storage. The modern family bathroom has been beautifully upgraded, featuring contemporary and traditional fittings and fixtures.

Externally, the property benefits from a private driveway, providing convenient off-road parking, and a single garage for additional storage. The front garden enhances the home's curb appeal, while the larger than average Westerly facing rear garden is truly a standout feature. This garden is perfect for families and includes a timber decked area, ideal for al fresco dining or relaxing during the warmer months.

This property presents a fantastic opportunity for a family seeking a spacious and well-located home in a popular residential area of Clevedon, combining comfortable living with a prime location close to nature, schools, and the town's amenities.



Spacious and modern semi-detached family home in sought-after clevedon location with enclosed garden and garage



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...



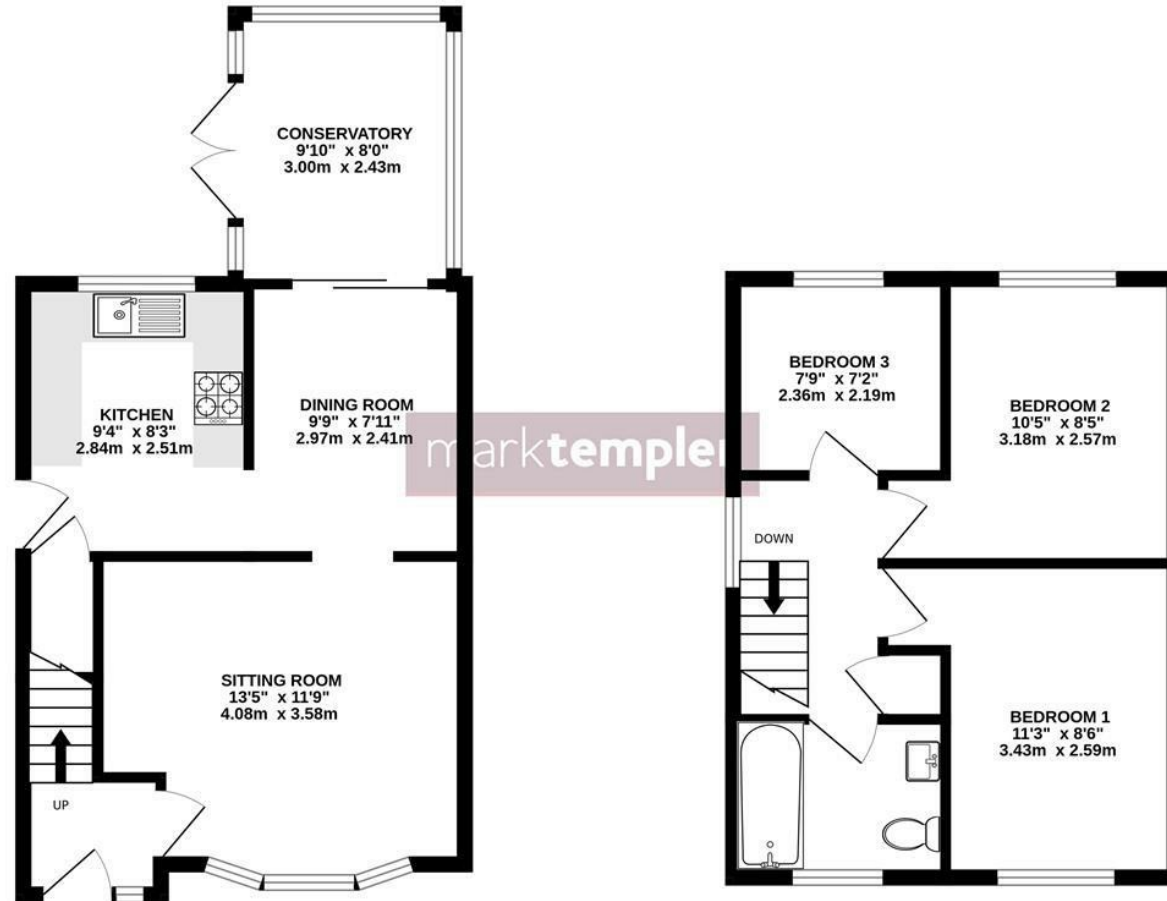
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GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.

1ST FLOOR
353 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.7 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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