

Bryant Gardens Clevedon BS21 5HF

£265,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

House - End Terrace



HOW BIG

602.00 sq ft



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Allocated Parking



OUTSIDE SPACE

Front and Rear



EPC RATING

C



COUNCIL TAX BAND

B

This modern end terrace home has been thoughtfully updated to offer spacious, light-filled accommodation, perfect for contemporary living. The heart of the home is the stylish, modern kitchen, featuring sleek cabinetry and glazed double doors that open to a private, enclosed rear garden. This seamless indoor-outdoor connection is perfect for entertaining. The cosy sitting room creates a warm, inviting space for relaxation.

Upstairs, the property offers two well-proportioned bedrooms, both benefiting from built-in wardrobes, providing ample storage and a clutter-free feel. A modern, well-appointed family bathroom completes the interior, offering comfort and functionality.

The outside space is designed with ease of maintenance in mind. The front of the property boasts a level lawn, while the south-facing rear garden enjoys plenty of sunshine. It includes a timber deck adjoining the dining area, ideal for alfresco dining, with the rest of the garden laid to decorative chippings.

Located in the desirable Bryant Gardens, this home is within walking distance of local amenities, including the Crab Apple Inn, a Tesco supermarket, reputable schools, and scenic riverbank walks. This property offers an ideal blend of modern living and convenience.



Modern end terrace home in prime location with stylish interior and sunny garden



HOW TO BUY THIS PROPERTY

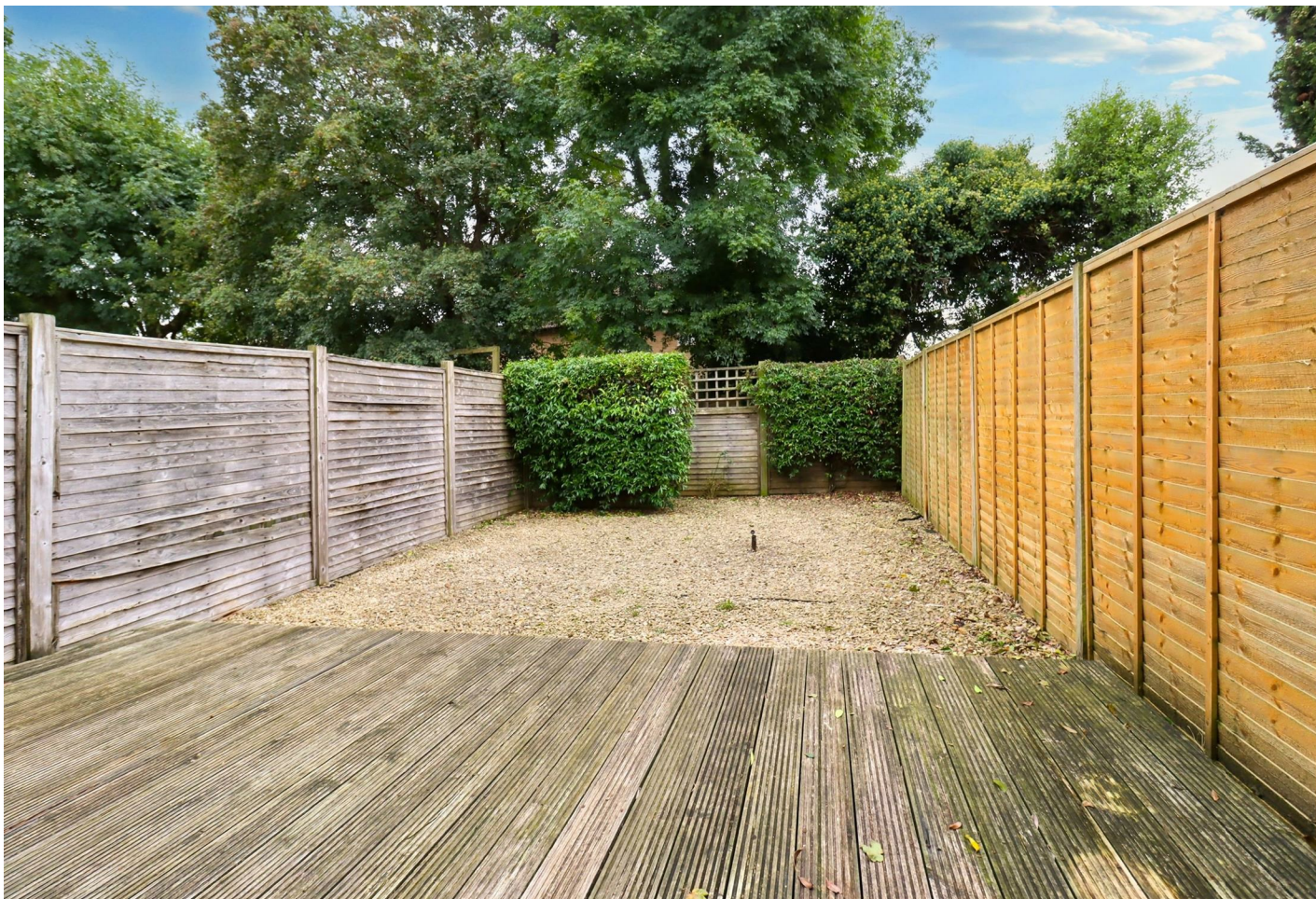
If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

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.

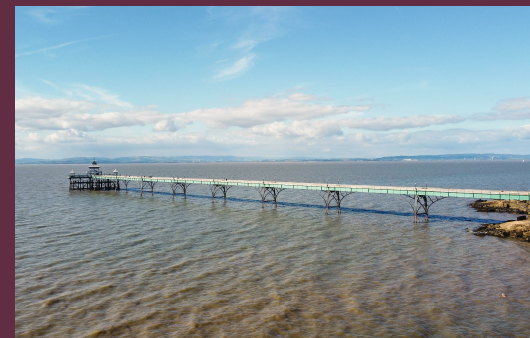
Proof of funding - if a mortgage is required, we need to see an up-to-date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash, we will need 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...



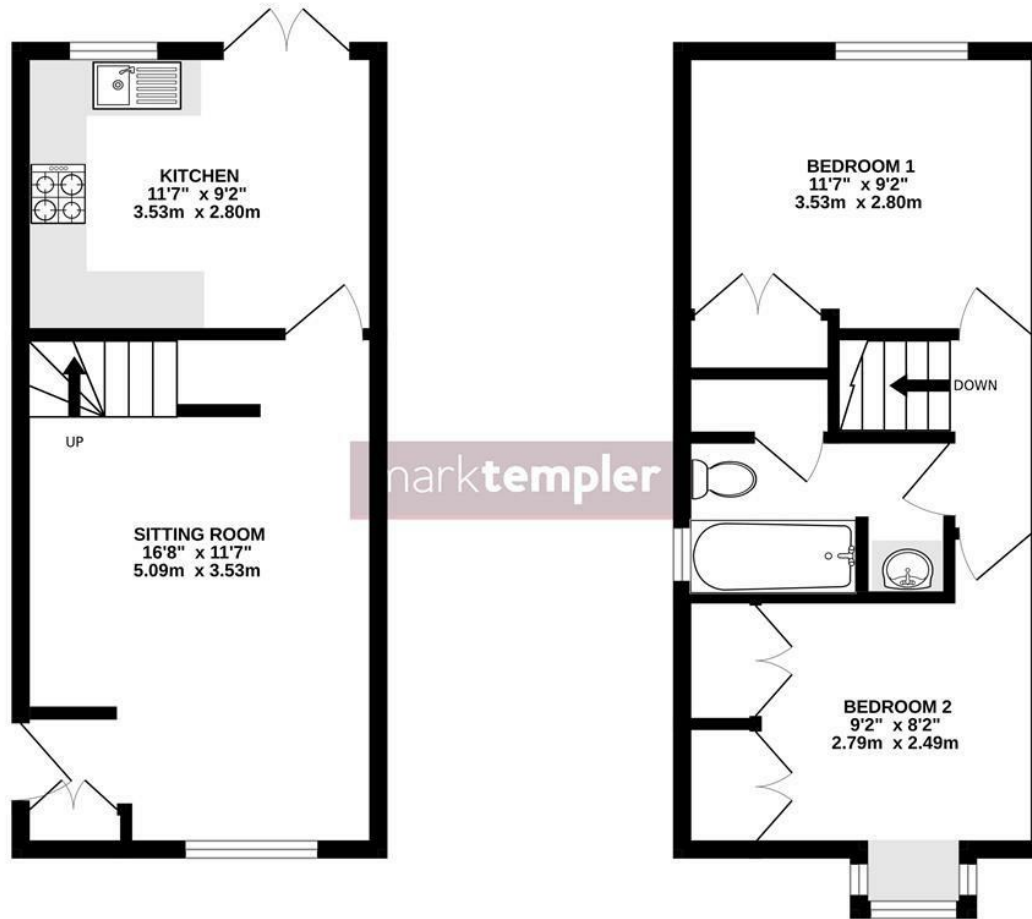
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GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.

1ST FLOOR
305 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (55.9 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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