

Newport Close Clevedon BS21 5DZ

£450,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
House - Detached



HOW BIG
1102.00 sq ft



BEDROOMS
4



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 spacious and well presented family home is situated in a quiet cul-de-sac within a highly desirable residential area of central Clevedon. Perfectly designed for modern family living, the property offers versatile and extended accommodation that provides both comfort and style. Upon entering, you are greeted by a welcoming entrance hall, with a convenient cloakroom for guests. The sitting room is cosy yet bright, featuring a modern feature fire that creates a warm and inviting ambiance. The true heart of the home is the expansive kitchen and dining room, a versatile space perfect for everyday family meals and entertaining. This area opens directly into the conservatory addition, which floods the space with natural light. The conservatory serves as a wonderful extension to the living area, making it perfect for gatherings with family and friends. From here, you have direct access to the south-facing rear garden, which is ideal for summer barbecues, outdoor dining, and relaxing in the sun. Upstairs, the landing leads to the family bathroom and four well-proportioned bedrooms, all offering plenty of natural light and space. These rooms are versatile, making them ideal for family members, guests, or even a home office.

One of the key features of this home is the integral garage, which offers additional storage or the potential for conversion into extra living space if desired. The front of the property benefits from a private driveway, providing convenient off-road parking. The rear garden is a real highlight, benefiting from a sunny south-facing aspect. A patio area is perfect for outdoor dining, while the lawn provides space for children to play. Mature planting within the garden and surrounding areas ensures privacy, creating a peaceful and secluded outdoor retreat.

Located on Newport Close, just off Fosseway, this home is ideally positioned near excellent primary schools, local playing fields, a leisure centre, and Clevedon's town centre, offering convenience for families looking for both comfort and community.



Spacious family living in a quiet cul-de-sac with a sun-soaked garden and versatile modern design in central Clevedon



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...



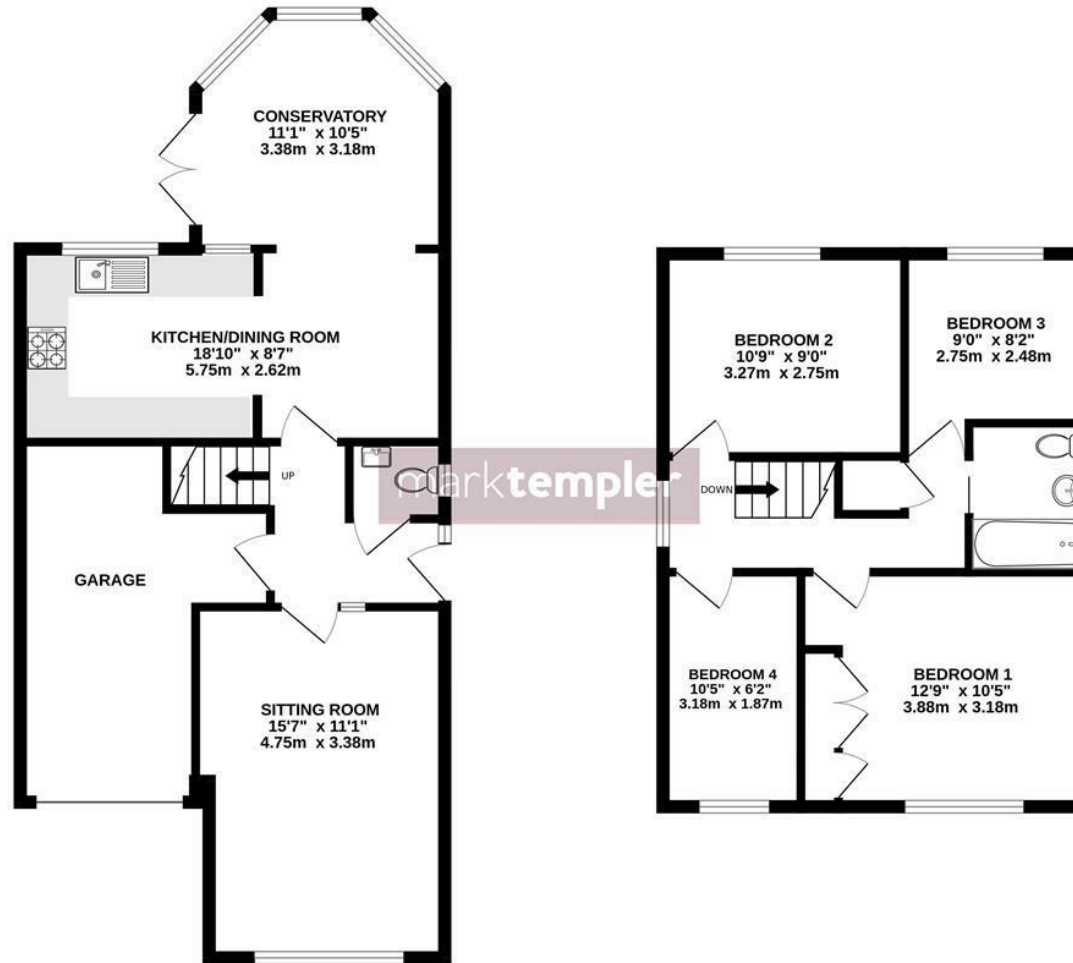
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GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.

1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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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