

Homeground Clevedon BS21 5AL

£259,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
House - Terraced



HOW BIG
616.00 sq ft



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
Gas central heating



PARKING
Garage and parking



OUTSIDE SPACE
Front and rear



EPC RATING
C



COUNCIL TAX BAND
B

A modern terrace house positioned on the outskirts of Clevedon but still within walking distance of the Schools, supermarkets and Clevedon town centre. This two bedroom home has been finished to a great standard and is move in ready. It's the perfect home of first or second time buyers.

Upon approach is a lawn front garden with pathway leading to the front door. The initial entrance is via a small porch to hang coats and kick off shoes before leading into the sitting/dining room. There is plenty of light and space in the living area, with room for sofas and a dining table. This then leads into the modern fitted kitchen that is well equipped with plenty of storage, an eye level oven, induction hob, separate pantry and space for an American fridge/freezer. From the kitchen you can access the back garden. Upstairs presents the two bedrooms and bathroom, with generous built wardrobes in the main bedroom.

The gardens are predominantly laid to lawn with an additional patio seating area at the rear. You also have access into the back of the garage from the back garden. The garage is a single and can be found in a block close by with a parking space in front.

Homeground is cul de sac just off of Kenn Moor Drive, it's a popular residential location for young professionals, families and retired people. From this position you can enjoy the nearby playing fields and walks along the riverbank. It's also within walking distance of shops in Clevedon Town Centre and is suitable commuters with easy access to the motorway.



A superb two bed roomed home presented to a high standard.



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.

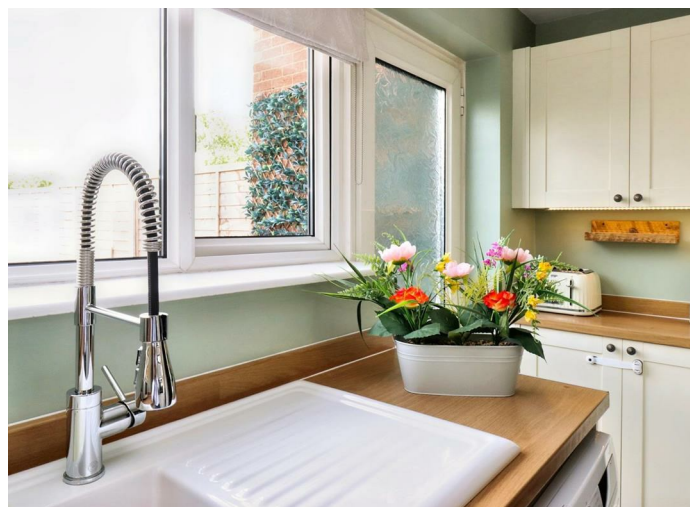
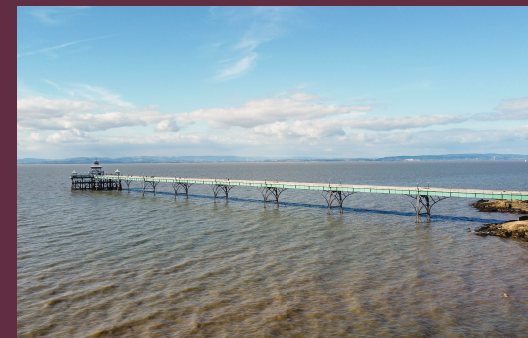
Proof of funding - if a mortgage is required, we need to see an up-to-date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash, we will need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

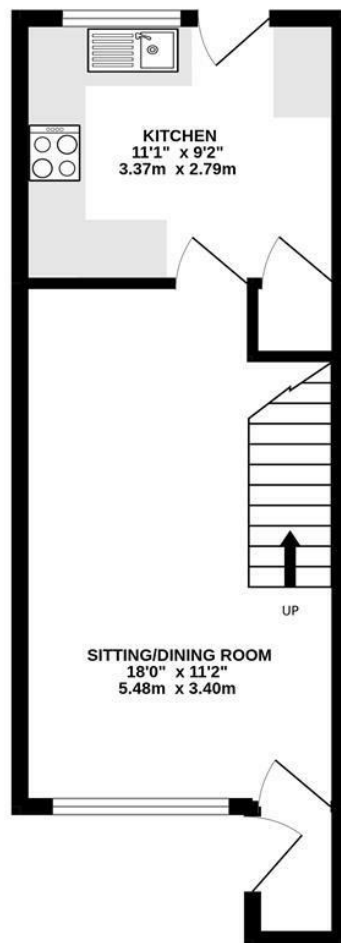


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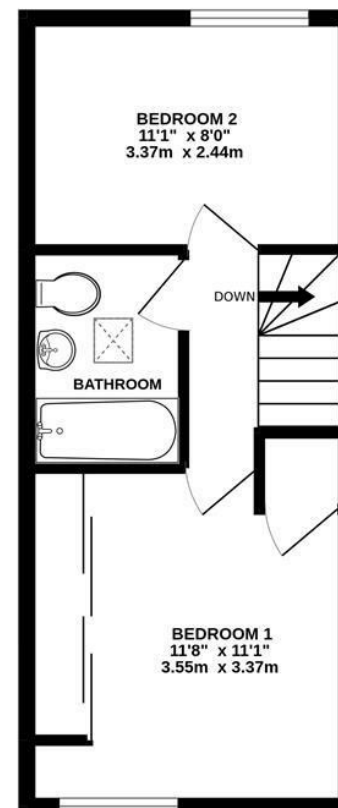




GROUND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



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TOTAL FLOOR AREA: 616 sq.ft. (57.2 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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