

Gullifords Bank Clevedon BS21 5DP

£325,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
House - End Terrace



HOW BIG
1012.00 sq ft



BEDROOMS
3



RECEPTION ROOMS
2



BATHROOMS
1



WARMTH
Gas Central Heating



PARKING
Driveway



OUTSIDE SPACE
Front and Rear



EPC RATING
D



COUNCIL TAX BAND
C

This traditional three/four-bedroom house is nestled in a quiet cul-de-sac off Kenn Moor Drive, offering a versatile layout and a sunny rear garden. The property is ideal for those looking to create a family home, with a layout that lends itself perfectly to modern family life.

Upon entering, you are greeted by a separate entrance porch that leads into the generous sitting room. This welcoming space opens directly into the conservatory, providing an extra living area that connects smoothly to both the kitchen and the sitting room. The flow between these spaces enhances the home's adaptability, making it perfect for everyday family life or entertaining. The kitchen is fitted with a range of base and wall units, and it overlooks the sunny rear garden. From the kitchen, you can access a second reception room, which can serve as a fourth bedroom, office, or additional living space.

Upstairs, the house features three well-proportioned bedrooms, offering plenty of space for a growing family. The modern, three-piece family bathroom provides both style and functionality.

Outside, the front of the property offers a driveway for off-road parking and a small lawn garden. The rear of the property boasts a south-facing garden with a patio and lawn, ideal for soaking up the sun. A rear gate offers convenient pedestrian access.

Located in the sought-after Gullifords Bank, this home is within walking distance of a range of amenities, including the town centre, Aldi supermarket, and Yeo Moor Primary School.



Charming family home with versatile living spaces and a sunny garden, nestled in a quiet cul-de-sac



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...

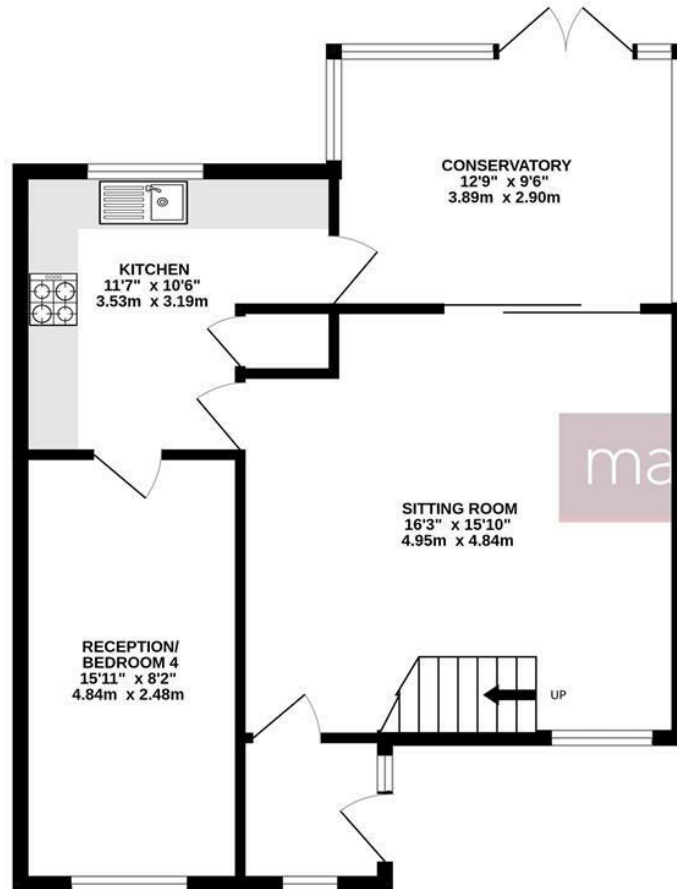


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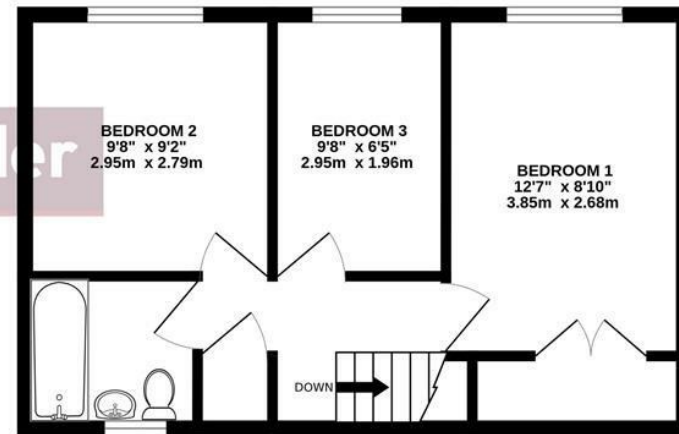




GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1012 sq.ft. (94.0 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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