

Kenn Road Clevedon BS21 6JA

£399,950

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
House - Terraced



HOW BIG  
1291.00 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
2



BATHROOMS  
2



WARMTH  
Gas Central Heating



PARKING  
None



OUTSIDE SPACE  
Small Front and Rear



EPC RATING  
D



COUNCIL TAX BAND  
C



This beautifully presented Victorian terraced home has been meticulously and thoughtfully extended, creating a stunning and versatile living space that perfectly suits the needs of modern family life. Blending timeless Victorian charm with contemporary design, this home offers an exceptional balance of character and functionality.

Spanning three impressive floors, the property begins with a welcoming hallway leading to a separate, elegant sitting room. This cosy yet spacious room boasts a traditional bay window and high ceilings, creating a light and inviting atmosphere. The true centerpiece of the home, however, is the spectacular open-plan kitchen/dining/family room. Carefully designed to maximise space and light, this area features a well-appointed modern kitchen with a range oven, integrated appliances, and double doors that open directly onto the enclosed garden, making it perfect for family gatherings, entertaining, or unwinding at the end of the day.

The first floor hosts two generously sized bedrooms and a beautifully finished family bathroom. On the second floor, the guest bedroom impresses with its spaciousness, abundant natural light, and a sleek ensuite shower room. Additionally, the fourth bedroom, currently utilised as a home office, provides excellent flexibility for a variety of needs.

Outside, the low-maintenance garden offers a private retreat, ideal for outdoor dining and relaxation. It is mainly laid to artificial lawn, with a useful storage shed tucked into one corner and a rear gate providing convenient pedestrian access to Oldville Avenue.

Situated in a central location, this property is within easy reach of excellent schools, local amenities, and transport links. Combining period charm, modern convenience, and superb living spaces, this home is as practical as it is beautiful—a rare opportunity not to be missed.



Where victorian charm meets modern living – a perfect family home

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#### 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...



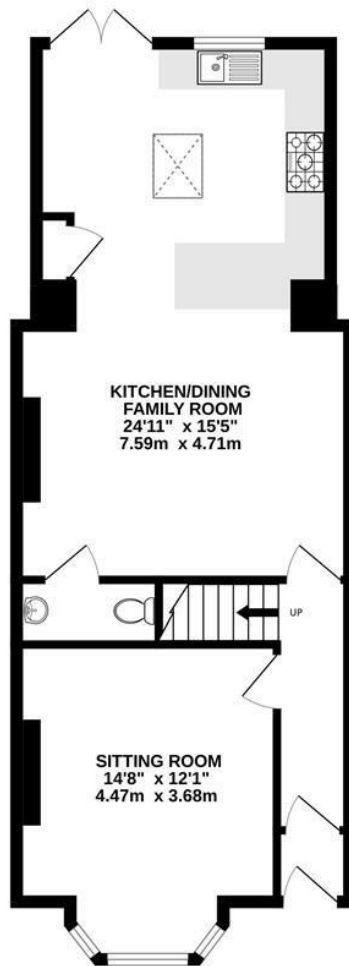
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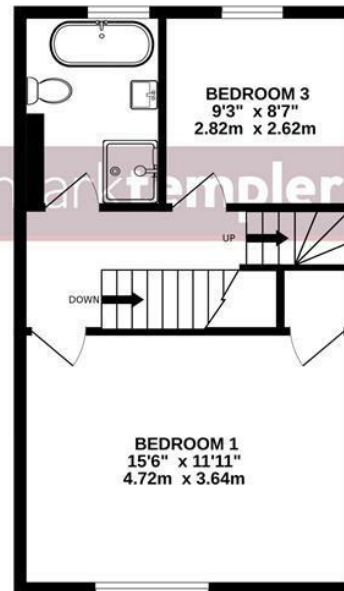




GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



2ND FLOOR  
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (120.0 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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