

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**  
On Street



**Outside**  
Small Front and Rear



**EPC Rating**  
D



**Council Tax Band**  
C



**Construction**  
Standard



**Tenure**  
Freehold

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



#### HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

**Proof of Identification** - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

**Proof of Funding** - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

**Proof of Chain** - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Head Projects (Surveyors)**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



## Material Information

### UTILITIES

Mains electric, water and drainage. Gas central heating.

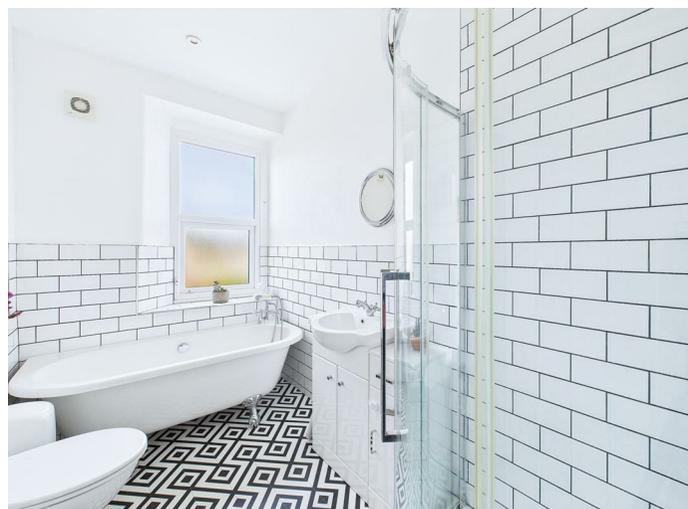
This information has been provided by the sellers and is correct to the best of our knowledge

### BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 1000 Mbps.

Mobile coverage is limited to likely.

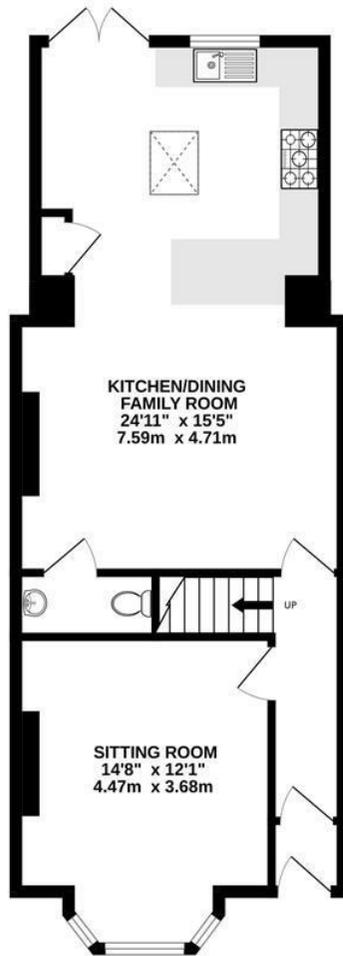
This information is sourced via [checker.ofcom.org.uk](http://checker.ofcom.org.uk), we advise you make your own enquires



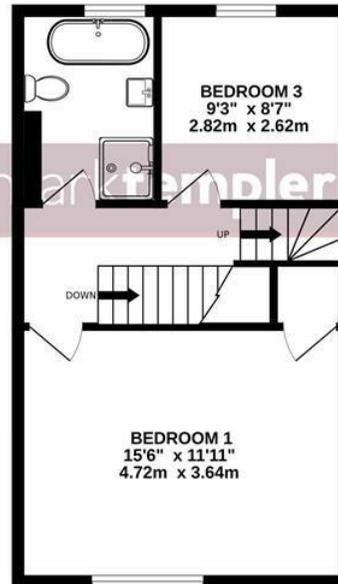
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GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



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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