

Esmond Grove Clevedon BS21 7HW

£450,000

marktempler

RESIDENTIAL SALES





Property Type

House - Semi-Detached



How Big

1168.00 sq ft



Bedrooms

3



Reception Rooms

2



Bathrooms

1



Warmth

Gas Central Heating



Parking

Garage and Driveway



Outside

Front and Rear



EPC Rating

D



Council Tax Band

E



Construction

Standard



Tenure

Freehold

This spacious three-bedroom property located on Esmond Grove boasts a prime position with an open outlook towards Clevedon Cricket Club and Dial Hill. Although in need of some updating, this property presents an excellent opportunity for those looking to create their dream family home. The welcoming entrance hallway leads to two generously sized reception rooms, a conservatory, and a fitted kitchen on the ground floor, providing ample space for family living and entertaining.

Upstairs, the property features three well-proportioned bedrooms and a modern shower room, offering comfortable and convenient living spaces. The beautifully landscaped gardens at the front and rear of the property provide peaceful outdoor areas, with sections of lawn and patios perfect for relaxing or al fresco dining. A driveway and single garage on the side of the house offer convenient parking options for residents.

The location of this property is ideal for families, with open spaces and play parks nearby, as well as primary and secondary schools within walking distance. For those looking to explore further afield, the charming Victorian area of Hill Road and Clevedon's picturesque seafront are just a short distance away, offering a variety of shops, cafes, and restaurants to enjoy.

Don't miss out on the opportunity to transform this property into your ideal family home in a desirable location.



Spacious accommodation presents an excellent opportunity for those looking to create their dream 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)**: 10% 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.

Please contact us if you have any questions.



Material Information

Utilities

Mains electric, water and drainage. Gas central heating.

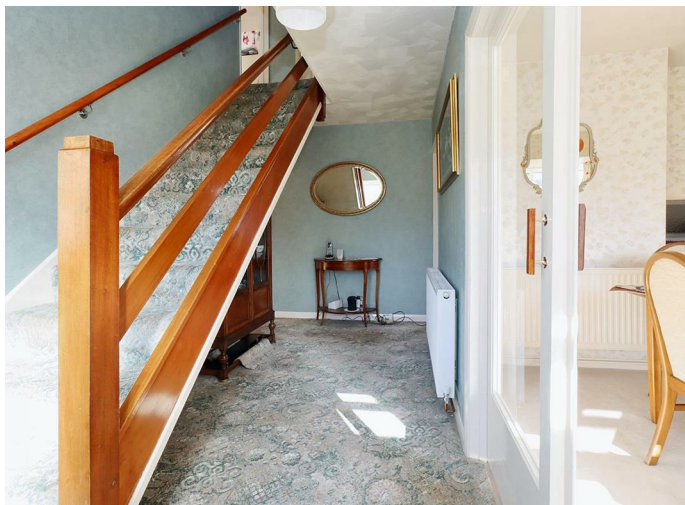
This information has been provided by the sellers and is correct to the best of our knowledge

Broadband and Mobile Coverage

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 100 Mbps.

Mobile coverage is limited.

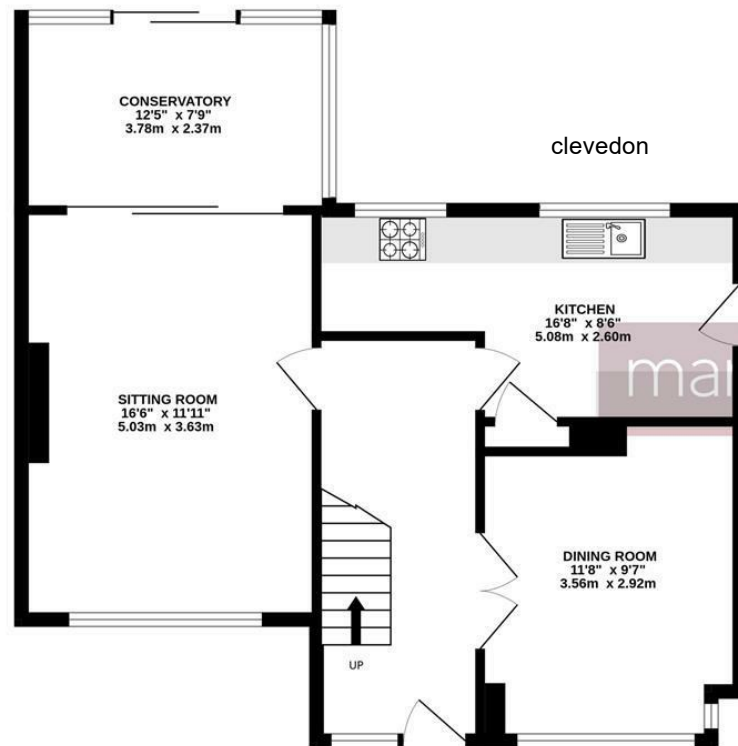
This information is sourced via checker.ofcom.org.uk, we advise you make your own enquires



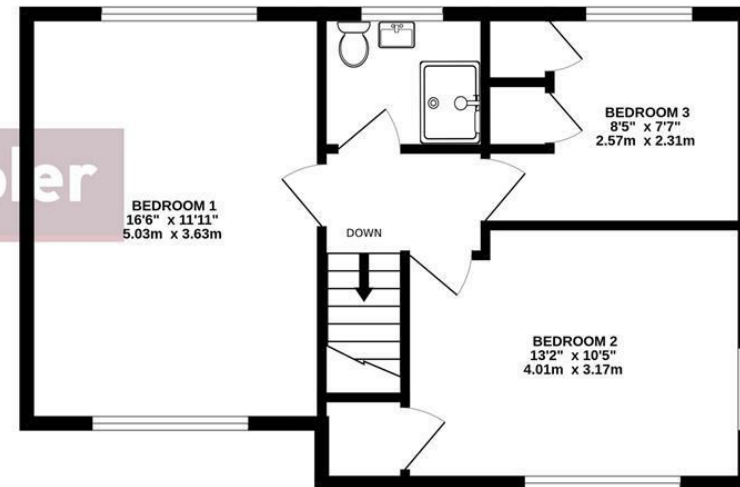
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GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 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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