

Blackthorn Square Clevedon BS21 5EF

£299,950

marktempler

RESIDENTIAL SALES





**Property Type**  
House - Terraced



**How Big**  
809.00 sq ft



**Bedrooms**  
3



**Reception Rooms**  
1



**Bathrooms**  
1



**Warmth**  
Gas central heating



**Parking**  
Driveway and garage



**Outside**  
To the rear



**EPC Rating**  
C



**Council Tax Band**  
B



**Construction**  
Standard



**Tenure**  
Freehold

This beautifully updated family home has been thoughtfully modernised to provide a comfortable and stylish space that perfectly suits family living.

Upon entering, you are welcomed into the spacious sitting room, located at the front of the house. This modern and light-filled space is ideal for relaxing and unwinding. At the heart of the home is the stunning kitchen and dining area. Fitted with contemporary units and integrated appliances, this kitchen is a dream for any aspiring chef. The kitchen seamlessly flows into a conservatory, which offers additional living space and overlooks the rear garden. With double doors leading directly from the conservatory into the garden, the transition between indoor and outdoor living is effortless, making it perfect for entertaining or enjoying alfresco dining. Upstairs, you'll find three bedrooms and a family bathroom.

Externally, the home boasts a brick-paved driveway, providing off-road parking. A garage, located in a nearby block, offers further storage options. The rear garden is a real highlight, featuring an attractive patio area, a lawn, and a garden shed.

Blackthorn Square is conveniently located in central Clevedon, within easy reach of supermarkets, transport links, and local schools. The town centre, with its wide range of shops, amenities, and attractions, is just a short distance away, adding to the appeal of this superb family home.



Modern family home with excellent presentation and close to amenities.

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#### 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.

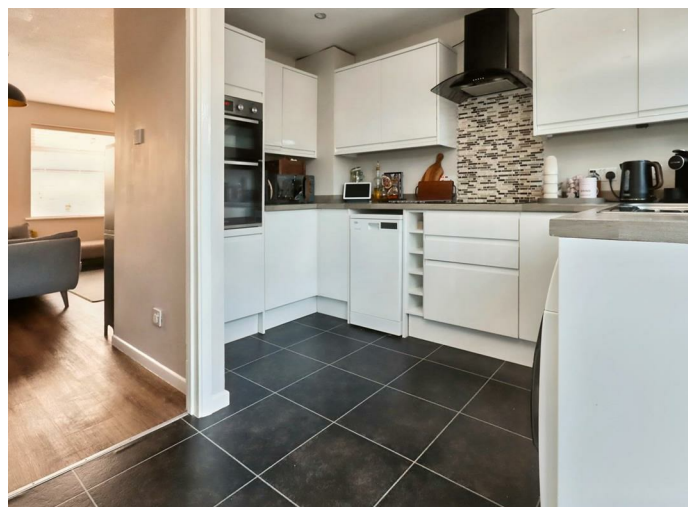
This information has been provided by the sellers and is correct to the best of our knowledge

### BROADBAND AND MOBILE COVERAGE

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

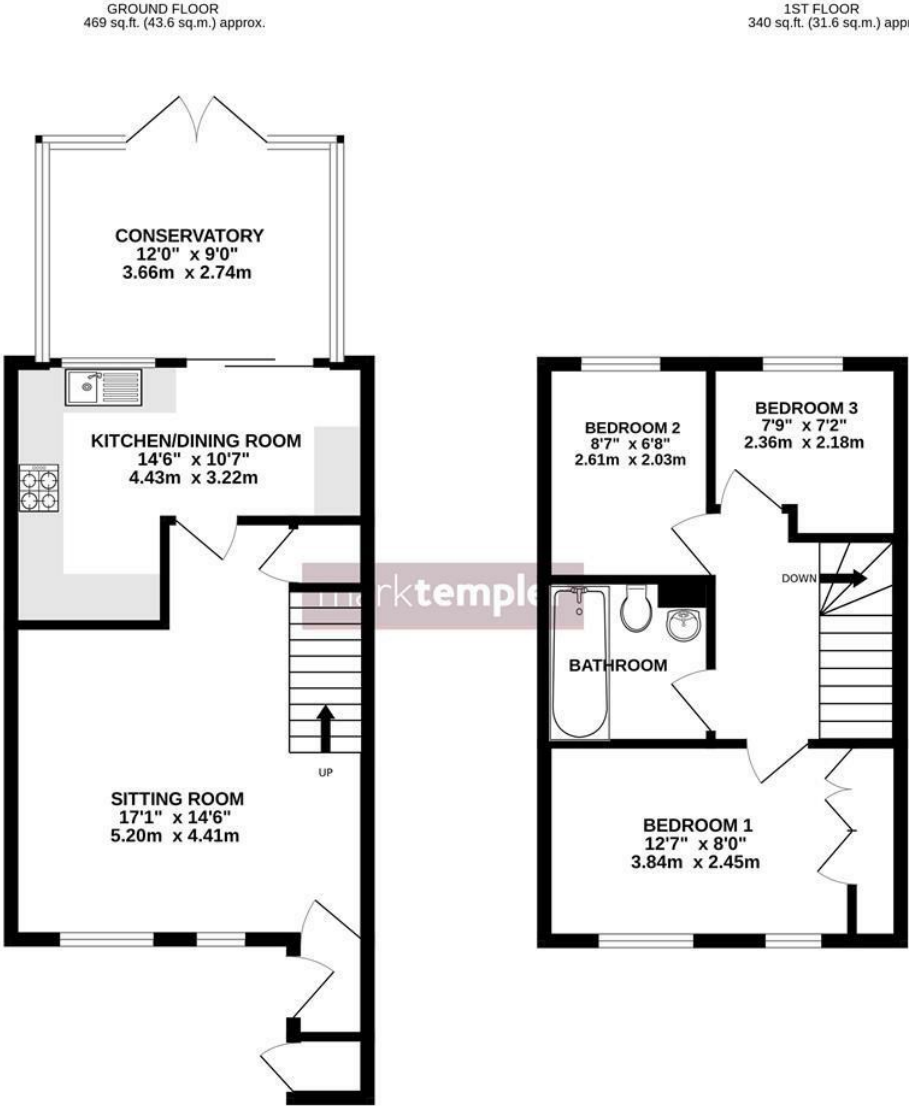
Mobile coverage is limited to likely.

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



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TOTAL FLOOR AREA : 809 sq.ft. (75.2 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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