

Elgar Close Clevedon BS21 5BS

£330,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
House - End Terrace



HOW BIG
865.00 sq ft



BEDROOMS
3



RECEPTION ROOMS
2



BATHROOMS
1



WARMTH
Gas Central Heating



PARKING
Driveway



OUTSIDE SPACE
Front & Rear



EPC RATING
C



COUNCIL TAX BAND
C

This charming three-bedroom home is situated in a highly sought-after cul-de-sac location. The property boasts a light and spacious interior, offering a comfortable living environment that is sure to appeal to a wide range of buyers.

As you enter the property, you are greeted by a welcoming entrance hall that sets the tone for the rest of the house. The dual aspect living room fills the space with natural light, creating a bright and airy atmosphere. The contemporary kitchen, complete with a breakfast bar, provides a stylish and functional space for cooking and entertaining. Additionally, there is a versatile dining room on the ground floor that can also be used as a fourth bedroom, offering flexibility to suit your needs. Upstairs, you will find three well-proportioned bedrooms. The modern family bathroom, featuring contemporary fixtures and fittings.

Outside, the property boasts a double driveway to the front, providing convenient off-road parking for multiple vehicles. The south west facing rear garden is perfect for enjoying the sunshine and entertaining guests. The garden is mainly laid to lawn and is enclosed by timber fencing, ensuring privacy. Additionally, there is a lean-to on the side of the house, offering practical garden storage space.



Charming three-bedroom home is situated in a highly sought-after cul-de-sac location



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...

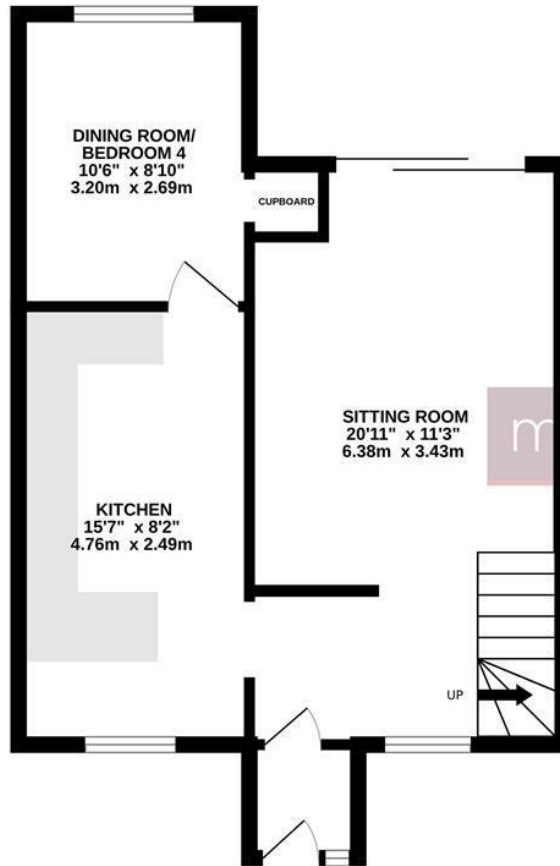


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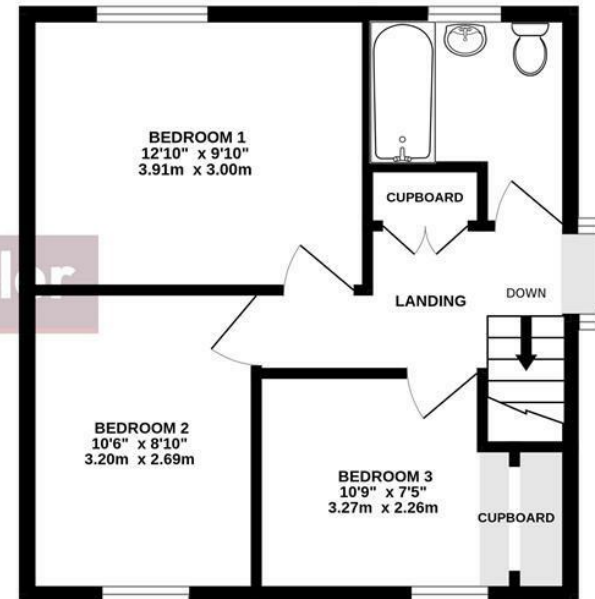




GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.3 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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