

Kelting Grove Clevedon BS21 6YF

£325,000

marktempler

RESIDENTIAL SALES





Property Type
House - Terraced



How Big
856.00 sq ft



Bedrooms
3



Reception Rooms
2



Bathrooms
2



Warmth
Gas Central Heating



Parking
Garage and Parking



Outside
Front and Rear



EPC Rating
C



Council Tax Band
C



Construction
Standard



Tenure
Freehold

This beautifully extended terrace house offers modern living in a popular location on the outskirts of Clevedon. Exceptionally presented throughout, the property features three bedrooms, providing ample room for family living or those looking for extra space.

The ground floor is designed with comfort and style in mind, featuring a generously sized sitting room, perfect for unwinding after a long day. The stylish kitchen flows effortlessly into the dining area, creating an open-plan space that is perfect for family meals and entertaining. From here, you can access the beautifully landscaped rear garden, which provides a peaceful outdoor retreat, ideal for enjoying sunny days or hosting gatherings. Downstairs, the property also offers the added convenience of a shower room with a separate WC and wash hand basin, plus a dedicated utility area. Upstairs, the modern fitted bathroom complements the high standard of the home, offering a relaxing space to unwind.

Externally, the rear garden is a true highlight, beautifully landscaped and designed to be relatively low maintenance. A garage is conveniently located nearby, with an allocated parking in front. There is also power to the garage.

Situated on the outskirts of Clevedon, the property is within walking distance of Clevedon secondary school and the town centre, offering easy access to local amenities. Additionally, with the M5 motorway just a short drive away, commuting or exploring further afield couldn't be easier.



This extended terrace house in Clevedon offers three bedrooms, spacious living areas, a landscaped garden, garage, parking, and easy access to schools, amenities, and the M5.



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

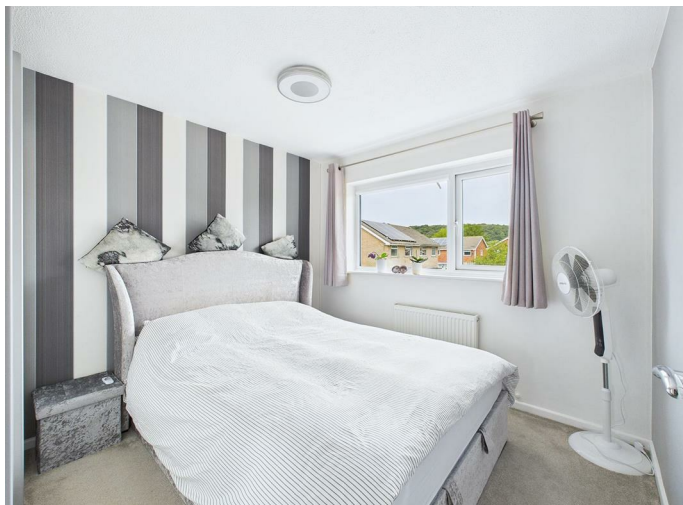
UTILITIES

Mains electric, gas, water and drainage.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps. Mobile coverage is good outdoor and in-home. Subject to your network.

This information has either been sourced via the sellers of the property or [checker.ofcom.org.uk](https://www.ofcom.gov.uk/consult/condocs/broadband/broadband-checker/) and is accurate to the best of knowledge.

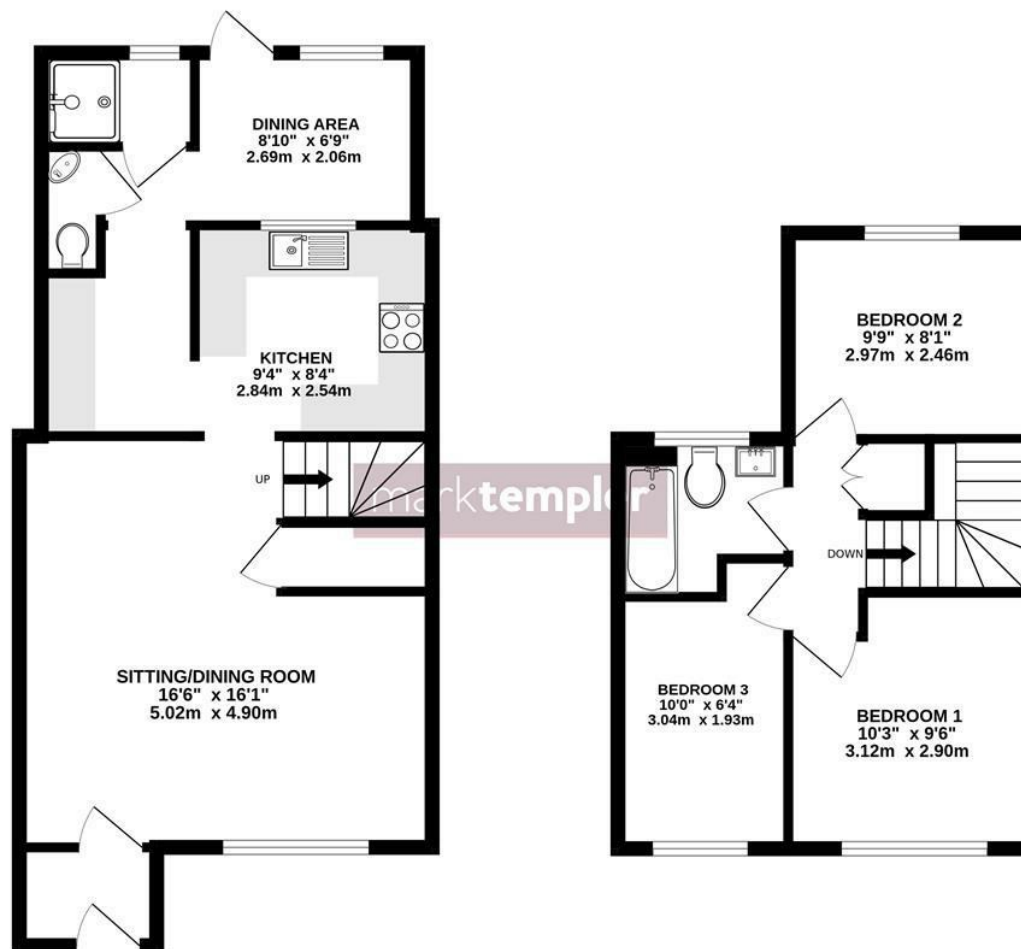


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GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.

1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 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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