

Freelands Clevedon BS21 5HS

£369,950

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
House - Detached



HOW BIG  
708.00 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
1



BATHROOMS  
1



WARMTH  
Gas Central Heating



PARKING  
Driveway & Garage



OUTSIDE SPACE  
Front and Rear



EPC RATING  
C



COUNCIL TAX BAND  
D



This well-presented detached house is situated within a desirable cul-de-sac, offering a peaceful setting with easy access to local amenities. The property features three bedrooms, including two double rooms and a further single bedroom, making it ideal for a family or those looking for extra space.

The welcoming entrance area leads into a spacious sitting room, complete with a bay window and staircase to the first floor. The modern kitchen/dining room is a highlight, featuring sliding doors that open onto the rear garden, creating a seamless connection between indoor and outdoor living.

The bathroom is modern, and the rear garden is reasonably easy to maintain, with a wrap-around patio and a stretch of lawn, offering the perfect spot for relaxation. There's also a handy area behind the garage for a shed or extra storage.

Externally, the property benefits from a single detached garage and a driveway with space for at least two cars. Its location is ideal, being close to Mary Elton Primary School, supermarkets, Strode Leisure Centre, and just a short walk to Clevedon seafront. Plus, the lovely riverbank walks are nearby, adding further appeal to this family-friendly home.



A detached three-bedroom house at the end of a desirable cul-de-sac, with modern kitchen/dining, easy-maintenance garden, garage, driveway, and close to local amenities and seafront.

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#### 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...



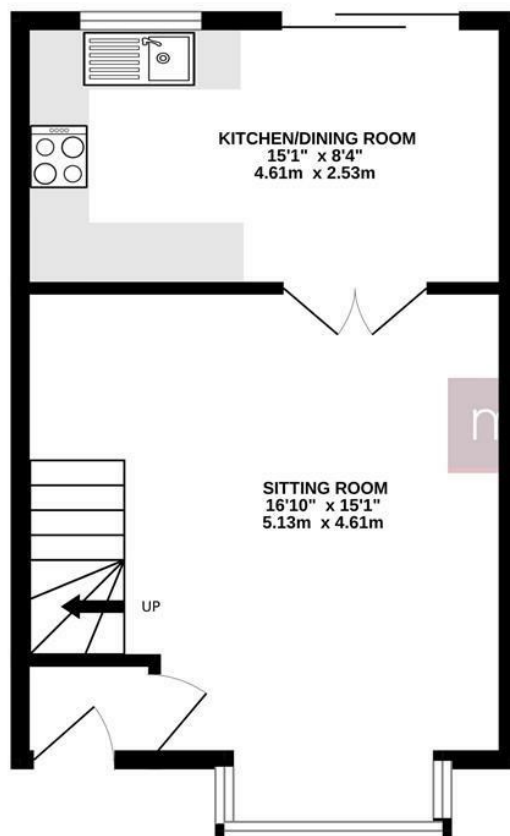
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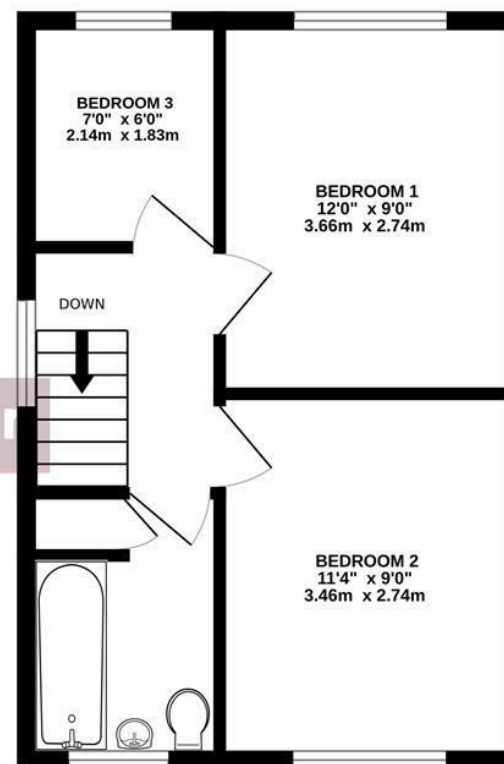




GROUND FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.8 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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