

Chipping Cross Clevedon BS21 5JE

£394,950

marktempler

RESIDENTIAL SALES





Property Type
House - Detached



How Big
856.00 sq ft



Bedrooms
3



Reception Rooms
2



Bathrooms
1



Warmth
Gas Central Heating



Parking
Driveway & EV
Charger



Outside
Front and Rear



EPC Rating
D



Council Tax Band
D



Construction
Standard



Tenure
Freehold

Tucked away in a peaceful cul-de-sac, this beautifully extended three-bedroom home offers the perfect blend of style, comfort, and practicality. Designed for contemporary living, the open-plan rear space is the heart of the home, where a sleek modern kitchen seamlessly flows into the light-filled family room. Skylights overhead and expansive bi-folding doors create a stunning connection between indoors and out, making this an ideal space for entertaining, relaxing, or enjoying family time while overlooking the garden.

A separate sitting room at the front of the home provides a cosy retreat, perfect for unwinding after a long day. Practicality meets convenience with a dedicated utility room and a well-placed cloakroom on the ground floor. Upstairs, three well-proportioned bedrooms offer tranquil spaces for rest and relaxation, while the stylish family bathroom completes the accommodation.

Located just moments from scenic riverbank walks, this home is perfectly positioned for those who love the outdoors. Well-regarded primary schools, supermarkets, and excellent transport links are all within easy reach, ensuring everyday essentials are close at hand. Strode Leisure Centre is also nearby, offering fantastic fitness and recreational facilities. Whether you're looking for a stylish family home or a comfortable place to downsize, this property provides a lifestyle of ease, connection, and modern elegance.



Stylish and contemporary living in a peaceful cul-de-sac – the perfect family home or downsize opportunity



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

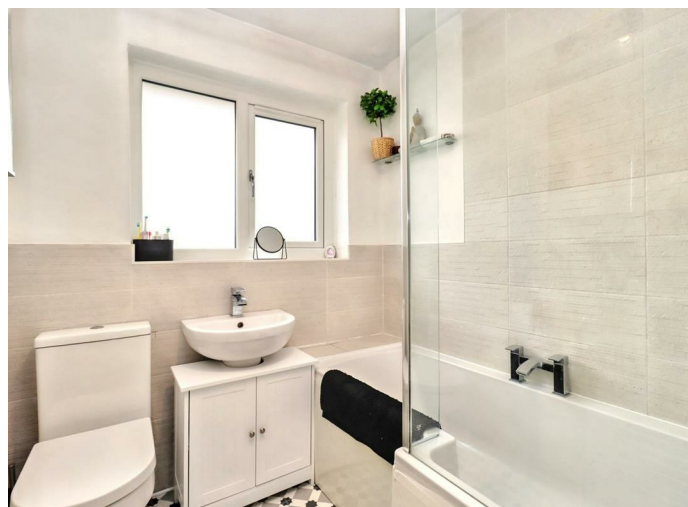
Mains electric, water and drainage. Gas central heating.

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, we advise you make your own enquires.

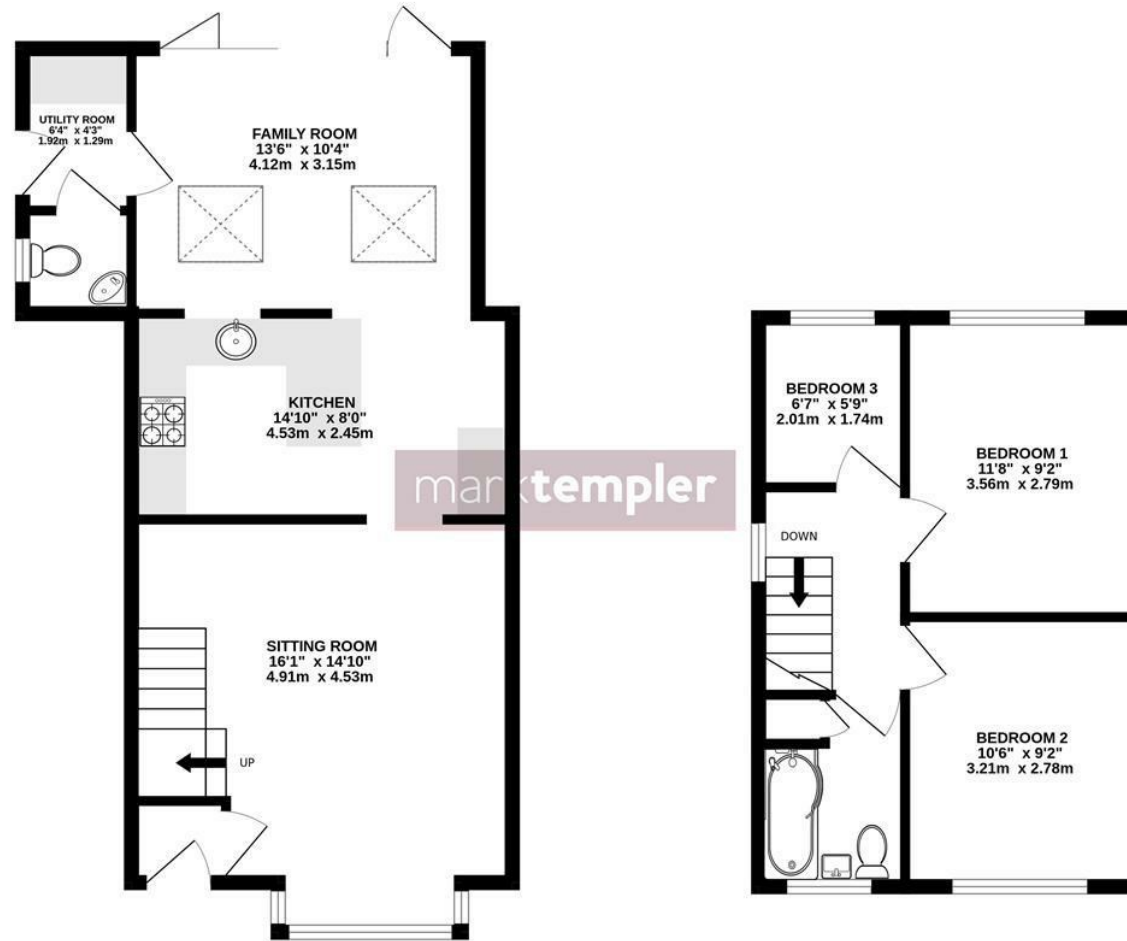


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GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.

1ST FLOOR
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.6 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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