

Yeates Court Clevedon BS21 6HU

£399,950

marktempler

RESIDENTIAL SALES





Property Type
House - Detached



How Big
960.00 sq ft



Bedrooms
3



Reception Rooms
1



Bathrooms
2



Warmth
Gas Central Heating



Parking
Driveway and Garage



Outside
Garden to Rear



EPC Rating
C



Council Tax Band
D



Construction
Standard



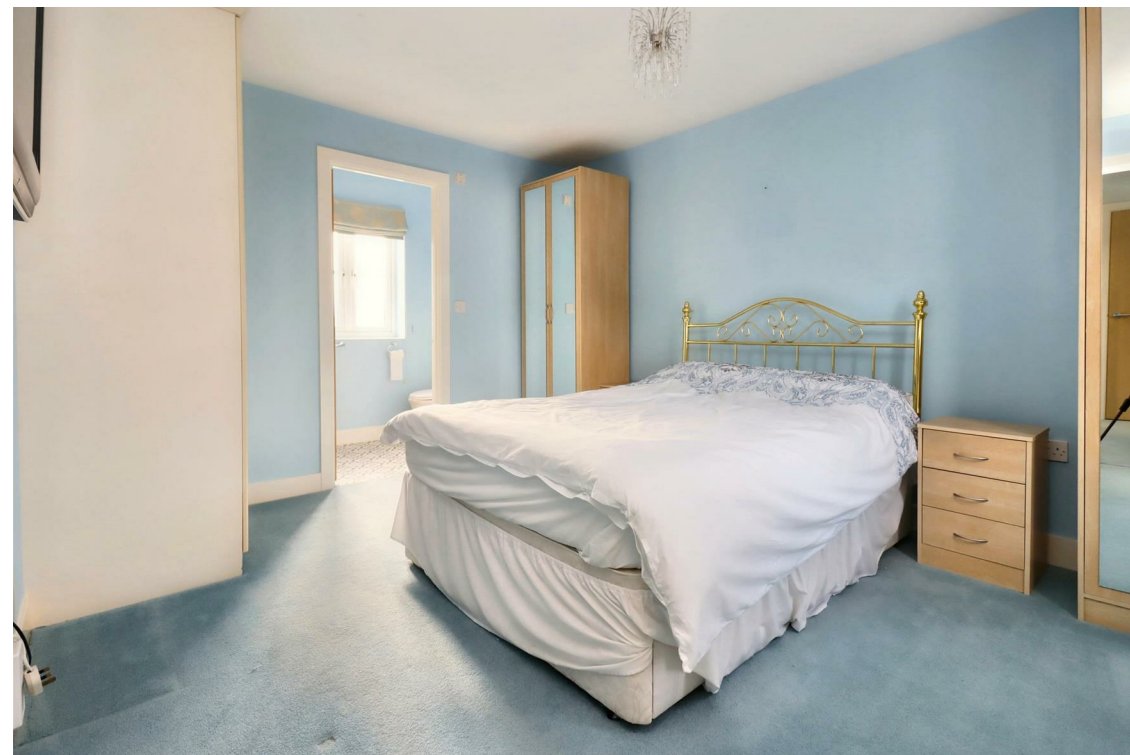
Tenure
Freehold

A beautifully designed double fronted detached house perfectly blends modern aesthetics with practical living. Ideal for a young family, enjoying a driveway and single garage, benefiting from a level walk to Clevedon Town Centre

Upon entry, you are greeted by a spacious separate hall that leads to a convenient cloakroom, setting the tone for the thoughtful layout throughout. The heart of this home is the dual aspect kitchen/dining room, featuring a bay window that overlooks the river, flooding the space with natural light and provides delightful views of the back garden. The adjoining utility room offers additional storage. Relax in the dual aspect sitting room, where a second bay window invites the outdoors in, and double doors seamlessly connect you to the rear garden—perfect for entertaining or enjoying a peaceful afternoon.

Upstairs, you'll find three well-appointed bedrooms. The main bedroom enjoys a built-in wardrobe and a stylish en suite shower room, while the generous second bedroom also benefits a built-in wardrobe, creating a spacious room, ideal for family or guests. The single third bedroom offers flexibility as a office space or nursery. A modern family bathroom serves the first floor, ensuring comfort for everyone.

Step outside to discover an easy-to-maintain garden, complete with a lawn, seating area, and a shed with power. The gated access from the garden leads directly to the driveway and single garage, providing added convenience. Enjoy the serene view of the riverbank from your front porch, where you can watch ducks glide by, and relish the peaceful ambiance of your surroundings. Plus, you're just a short walk from Clevedon town centre, where you can explore shops, cafes, and local amenities.



A modern detached house with garden, river views, and close to town centre.



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 15 Mbps and highest available upload speed 1 Mbps.

You may be able to obtain broadband service from fixed wireless access providers covering this area - EE

Mobile coverage is limited to likely.

This information is sourced via checker.ofcom.org.uk, we advise you make your own enquires

Service Charge

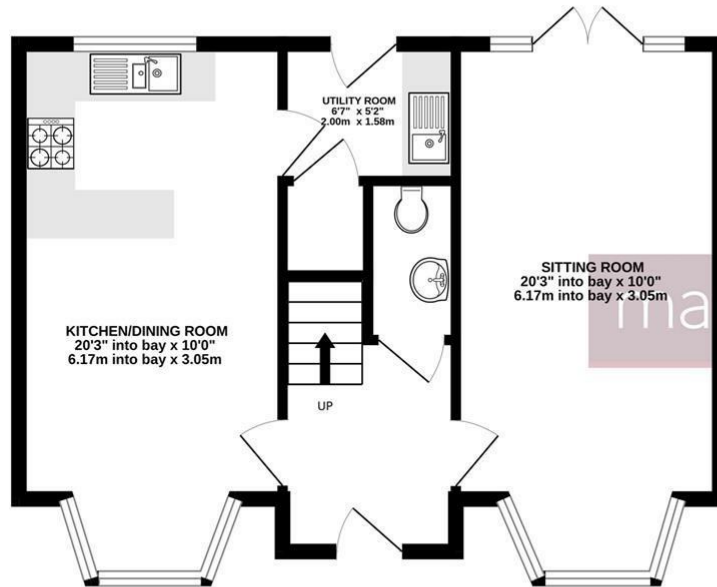
Service charge £474.00 per annum to Anthem Management Company



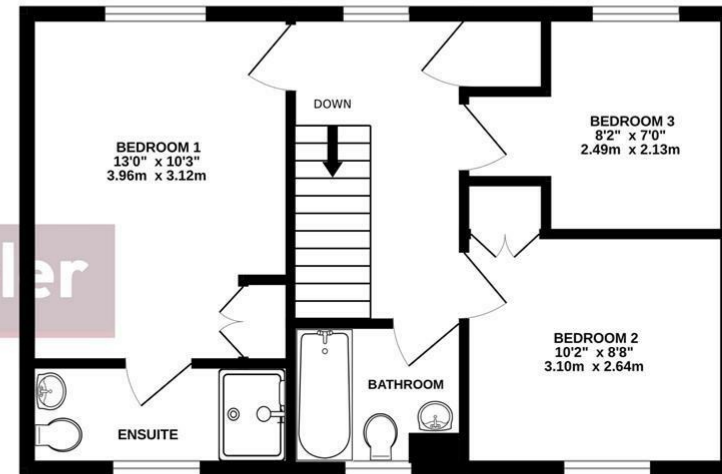
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GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 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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