

Bay Tree Road Clevedon BS21 6JP

£399,950

marktempler

RESIDENTIAL SALES





Property Type
House - Link Detached



How Big
1064.00 sq ft



Bedrooms
3



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Garage and Driveway



Outside
Front and Rear



EPC Rating
C



Council Tax Band
D



Construction
Standard



Tenure
Freehold

This beautifully presented and much-loved family home is nestled within a quiet cul-de-sac in the heart of Clevedon, offering a peaceful yet highly convenient setting. Ideally situated, the property is just a short walk from the town centre, local shops, playing fields, and well-regarded schools, making it an excellent choice for families.

Stepping inside, you are welcomed by a bright and inviting hallway that leads to a generously sized sitting room. The spacious kitchen/dining room is filled with natural light and provides a fantastic space for family meals, while the modern conservatory offers additional living space with delightful views over the garden, making it an ideal spot to unwind.

Upstairs, the home features three well-proportioned bedrooms, each offering ample space and versatility, along with a family bathroom. The thoughtful layout ensures a practical yet stylish living environment.

Externally, the property boasts a double-width driveway providing ample off-street parking, leading to a single garage for additional storage space. To the rear, a private and enclosed garden offers a peaceful retreat, perfect for outdoor dining, gardening, or simply enjoying the fresh air.

With its desirable location, well-balanced accommodation, and excellent outdoor space, this home presents a fantastic opportunity for families, downsizers and professionals alike.



Beautifully presented family home in a peaceful cul-de-sac, just moments from Clevedon's amenities and schools



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 1000 Mbps and highest available upload speed 1000 Mbps.

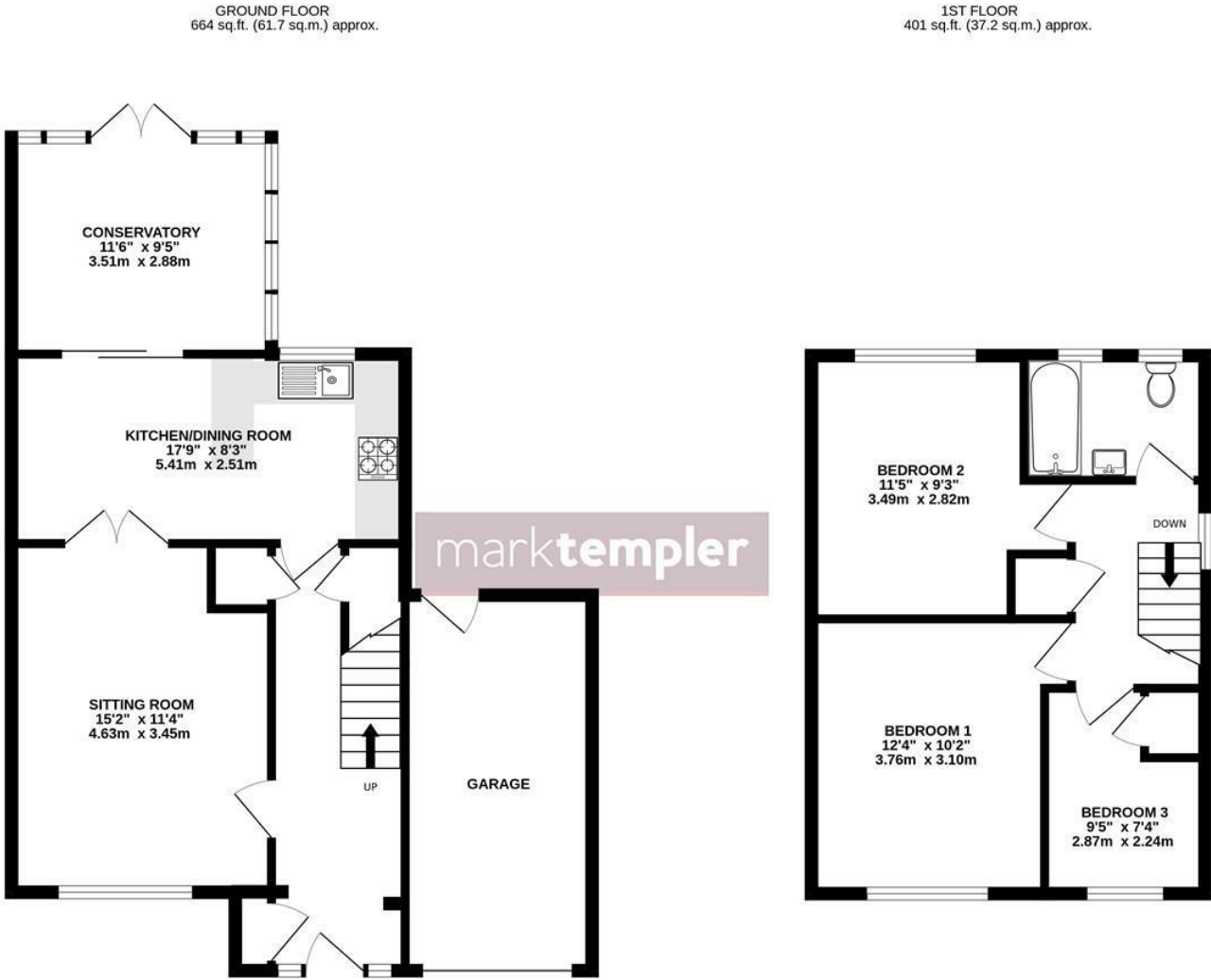
Mobile coverage is limited to likely.

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



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TOTAL FLOOR AREA : 1064 sq.ft. (98.9 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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