

Westbourne Crescent Clevedon BS21 7YB

£335,000

marktempler

RESIDENTIAL SALES







 <b>Property Type</b> House - Semi-Detached	 <b>How Big</b> 986.00 sq ft
 <b>Bedrooms</b> 3	 <b>Reception Rooms</b> 1
 <b>Bathrooms</b> 1	 <b>Warmth</b> Gas Central Heating
 <b>Parking</b> On Street	 <b>Outside</b> Rear Garden
 <b>EPC Rating</b> E	 <b>Council Tax Band</b> A
 <b>Construction</b> PRC certified	 <b>Tenure</b> Freehold

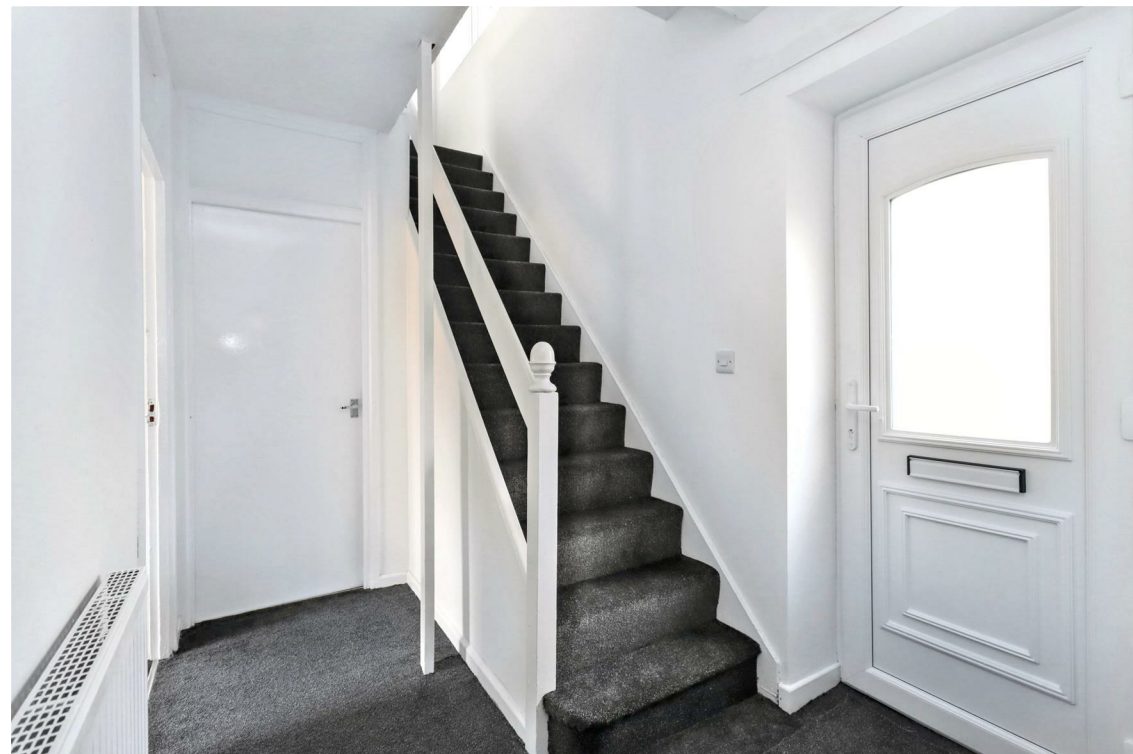
Positioned within a quiet cul-de-sac, this semi-detached home is just a short distance from Clevedon's iconic seafront. Offered for sale with no onward chain and recently refurbished, the property boasts a flexible and well-proportioned layout, making it an ideal choice for a wide range of buyers.

Arranged over two floors, the accommodation includes a welcoming hallway with built-in storage, a bright and airy sitting room that seamlessly flows into the dining area—both offering direct access to the rear garden—and a well-equipped kitchen. A useful utility room and a convenient ground-floor WC further enhance the home's practicality. Upstairs, there are three generously sized bedrooms, along with a well-appointed family bathroom featuring a modern suite.

Externally, the property benefits from a low-maintenance, south-facing rear garden. Currently laid to gravel, this space offers an excellent opportunity for landscaping to create a superb outdoor retreat.

Westbourne Crescent is ideally situated for easy access to Clevedon seafront while also being conveniently close to supermarkets, schools, and the nearby leisure centre. Offering the perfect balance of coastal living and everyday amenities, this fantastic home is a must-see for prospective buyers.

For further information or to arrange a viewing, please contact us today.





Spacious and recently refurbished semi-detached home in a desirable cul-de-sac location

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#### 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

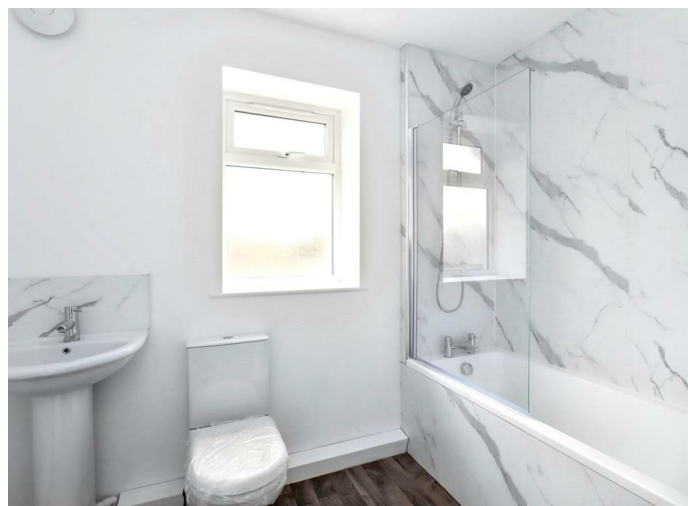
PRC Certified in 2024

### BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 220 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.

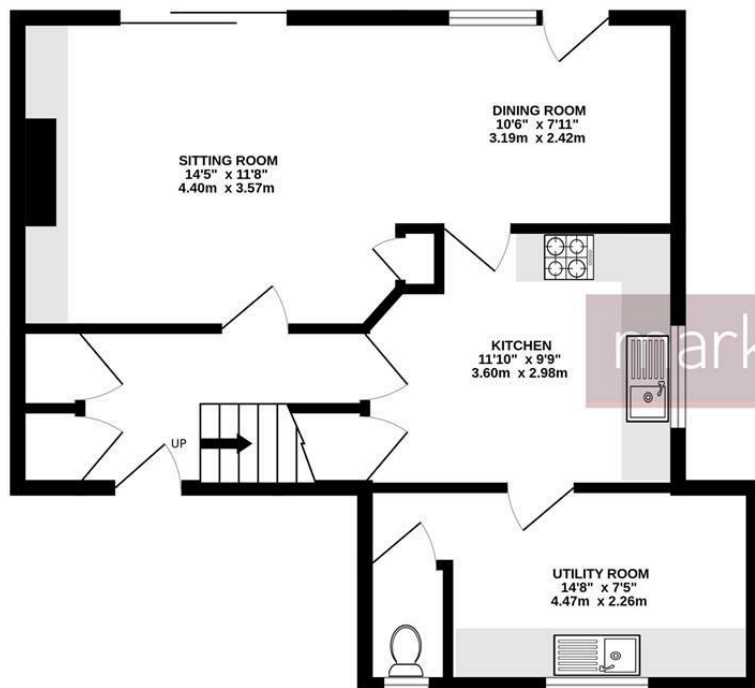


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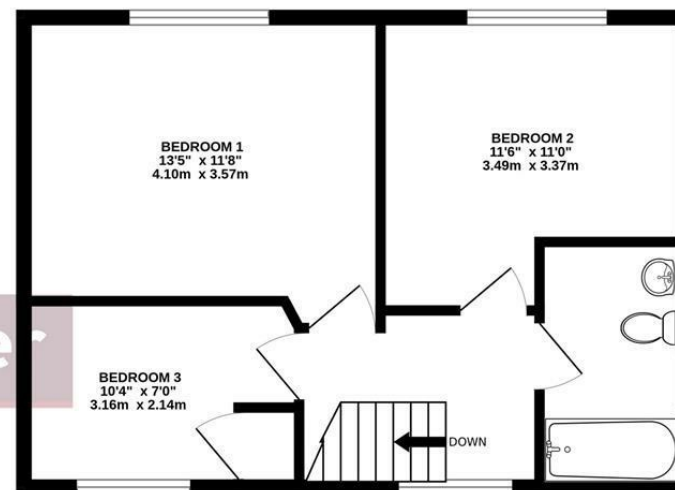




GROUND FLOOR  
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 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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