

Newport Close Clevedon BS21 5DZ

£465,000

marktempler

RESIDENTIAL SALES





Property Type
House - Detached



How Big
1248.00 sq ft



Bedrooms
3



Reception Rooms
3



Bathrooms
2



Warmth
Gas Central Heating



Parking
Driveway



Outside
Front and Rear



EPC Rating
C



Council Tax Band
D



Construction
Standard



Tenure
Freehold

Tucked away in a central cul-de-sac just off Fosseway, this superbly extended and tastefully presented modern home offers bright, flowing accommodation thoughtfully designed to suit the needs of contemporary family living.

The ground floor welcomes you with a spacious entrance hall that leads into a generous sitting room at the front of the house — an inviting space perfect for relaxed evenings. Adjacent is a versatile study, ideal for remote working, which connects through to an additional flexible room currently arranged as a teenage gaming den!

To the rear lies the heart of the home: an impressive open-plan kitchen, dining, and family area that has been skilfully extended to wrap around the back of the property. Flooded with natural light and offering effortless access to the garden via wide patio doors, this sociable space is ideal for everyday living and entertaining alike. A well-equipped utility area and a convenient ground floor WC complete the downstairs accommodation.

Upstairs, the property was originally built as a four bedroom home but has been cleverly re-designed to now feature three well-proportioned bedrooms, including a spacious principal suite with en suite shower room. The remaining bedrooms are served by a large, stylish family bathroom.

The beautifully landscaped rear garden is a standout feature — enjoying a sunny aspect and thoughtfully arranged to include dedicated seating and play areas, mature planting, a handy storage shed, and plenty of space for children to explore and enjoy.

Ideally located within easy reach of excellent schools, playing fields, supermarkets, and transport links, this wonderful home offers the perfect balance of tranquillity and convenience — an exceptional choice for modern family life.



A beautifully presented and extended modern family home



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.

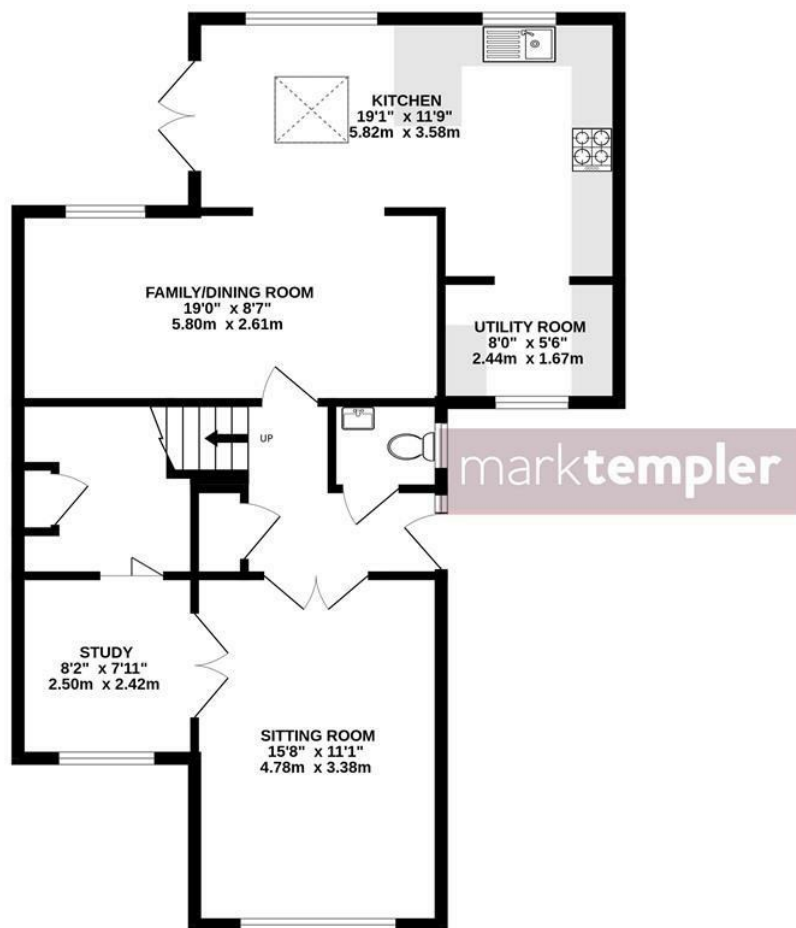
This information is sourced via the Sellers and checker.ofcom.org.uk, we advise you make your own enquires.



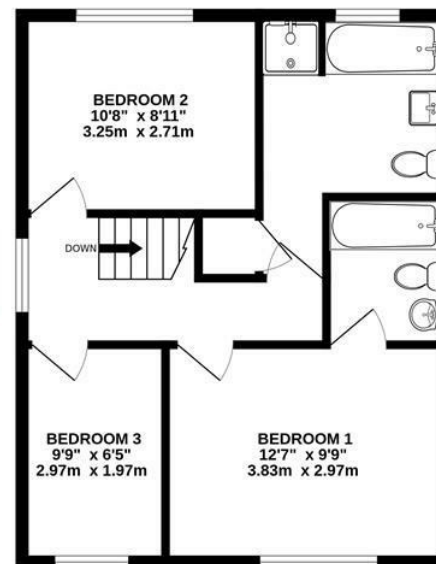
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GROUND FLOOR
782 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1248 sq.ft. (115.9 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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