

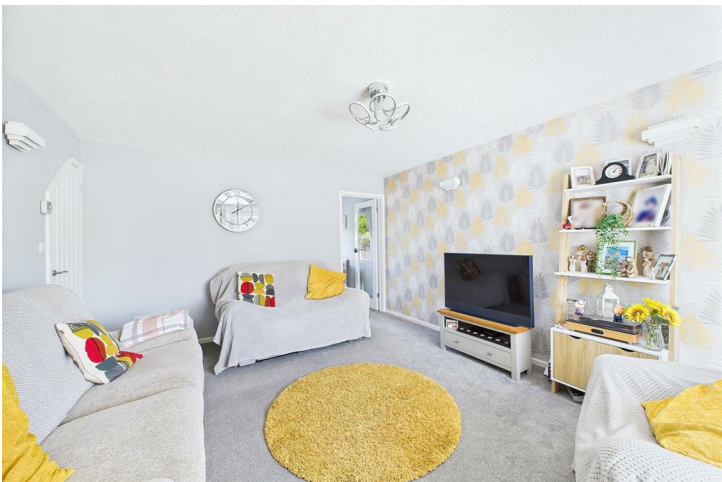
Dawes Close Clevedon BS21 5HA

£335,000

marktempler

RESIDENTIAL SALES





Property Type
House - Terraced



How Big
826.00 sq ft



Bedrooms
3



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Single Garage



Outside
Front & Rear



EPC Rating
C



Council Tax Band
C



Construction
Standard



Tenure
Freehold

This recently updated three-bedroom terraced home offers beautifully presented accommodation, thoughtfully designed for modern family living. Situated in the peaceful cul-de-sac of Dawes Close, it benefits from a popular location close to scenic riverbank walks and local amenities.

As you step inside, a welcoming entrance porch leads into the main hallway. To the front, a bright and airy sitting room provides a cosy retreat, complete with useful understairs storage – perfect for keeping everyday essentials neatly tucked away.

To the rear, the open-plan kitchen and dining area is the heart of the home, providing a spacious, social setting for entertaining family and friends. Sliding patio doors flood the space with natural light and offer seamless access to the garden, enhancing the indoor-outdoor connection.

Upstairs, three well-proportioned bedrooms are complemented by a stylish, modern family bathroom, all finished to a high standard, ensuring comfort and convenience for family living.

Outside, the enclosed rear garden is primarily laid to lawn, offering a safe space for children to play, while a paved patio area is perfect for alfresco dining. Mature flowerbeds add a touch of colour and character, while a footpath leads to the rear of the garden, providing access to a garage and garden shed for additional storage.

Dawes Close enjoys a fantastic position on the fringes of Clevedon, with easy access to the peaceful Blind Yeo riverbank for scenic walks. Meanwhile, the nearby Crab Apple pub is a great spot to unwind with a drink on warm summer evenings – making this home an excellent choice for those seeking both comfort and convenience.



Beautifully presented family home in a sought-after location



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

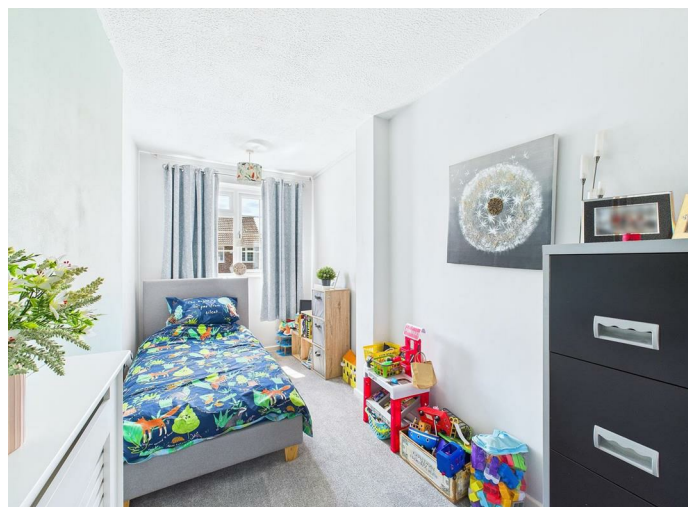
Mains electric, water and drainage. Gas central heating.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1800 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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