

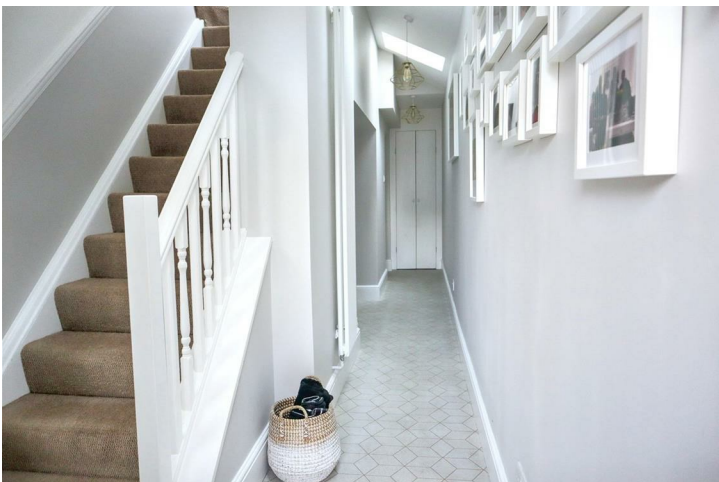
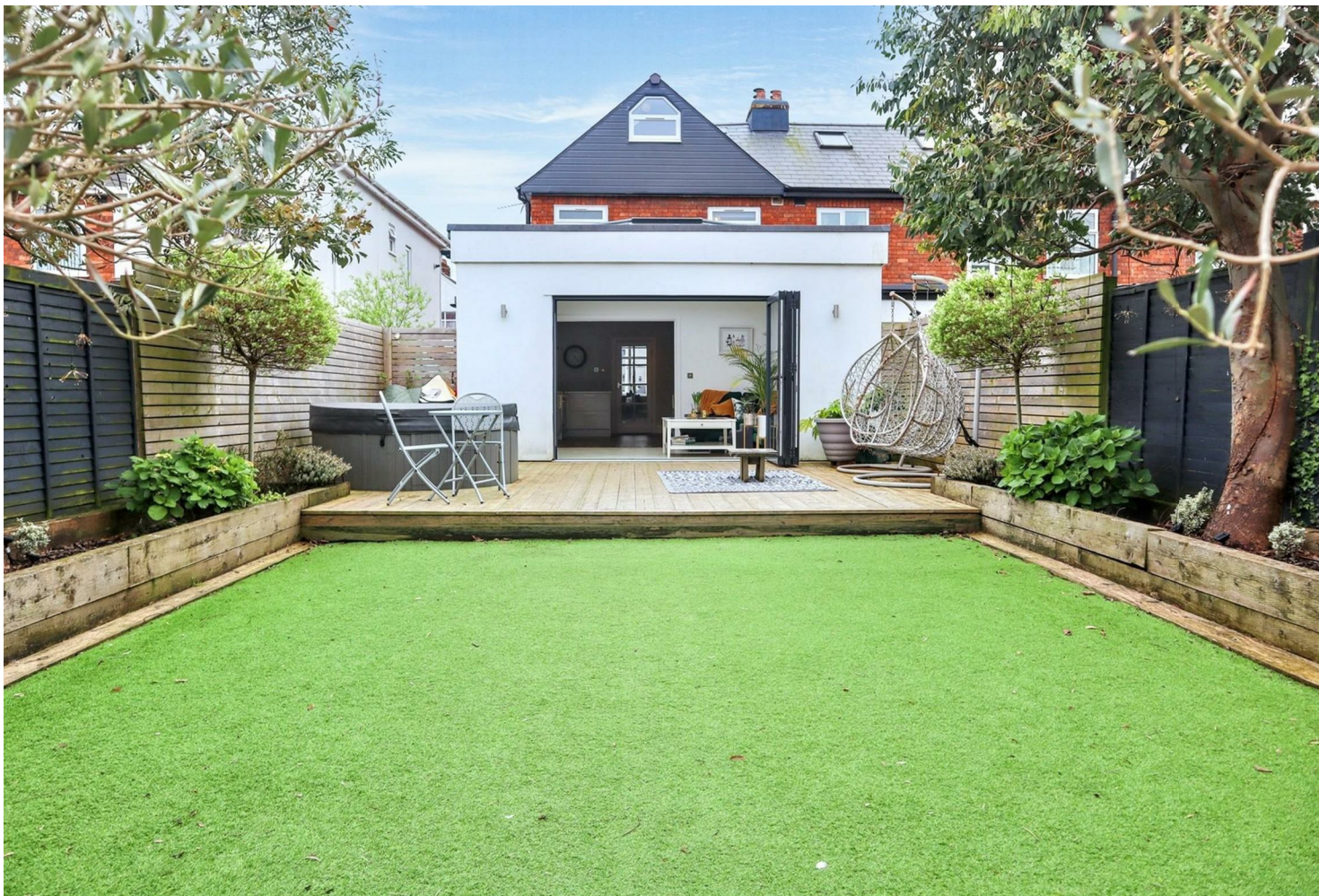
St. Michaels Avenue Clevedon BS21 6LL

£399,950

marktempler

RESIDENTIAL SALES





	
Property Type House - End Terrace	How Big 1318.00 sq ft
	
Bedrooms 3	Reception Rooms 2
	
Bathrooms 1	Warmth Gas Central Heating
	
Parking Driveway	Outside Extensive Rear
	
EPC Rating D	Council Tax Band C
	
Construction Standard	Tenure Freehold

This exceptional end of terrace house, located within a level walk of Clevedon town centre, offers spacious and stylish accommodation arranged over three floors. Thoughtfully extended and finished to a high standard, the home is ideal for modern family living and benefits from excellent local amenities and transport links.

Upon arrival, the property presents a driveway to the front and an initial entrance porch that provides useful storage. Inside, the bright sitting room is filled with natural light and features an attractive bay window, creating a welcoming and comfortable space. The impressive kitchen/dining room is fitted with stylish units, a breakfast bar, and plenty of room for both everyday living and entertaining. This area flows into a family room, which forms part of the extension and opens directly to the rear garden, creating a seamless indoor-outdoor connection.

A separate utility room and a downstairs cloakroom add further practicality to the ground floor. The house enjoys an abundance of natural light throughout, enhancing the sense of space.

On the first floor, there are two well-proportioned bedrooms along with a modern family bathroom. The second floor features a further generously sized bedroom, created as part of a loft conversion, offering additional flexibility for a growing family or home office use.

Outside, the extensive rear garden provides a mix of lawn and patio areas, ideal for relaxation and entertaining. At the end of the garden, a brick-built garden room offers a versatile space that could be used as a home office, studio, or extra entertaining area.

The property is conveniently located close to Yeo Moor Primary School, Tesco supermarket, and scenic riverbank walks. Commuters will appreciate the excellent access to the M5 motorway and Yatton railway station, which offers direct connections to Bristol city centre.

This is a beautifully presented home in a sought-after location, offering comfort, space, and convenience.







Stylish three-bedroom end terrace with loft conversion, garden room, spacious living, near Clevedon town centre, schools, and transport links.



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, gas, water and drainage.
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 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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