

Kenn Street Kenn BS21 6TL

£525,000

marktempler

RESIDENTIAL SALES





Property Type
Bungalow - Detached



How Big
1181.00 sq ft



Bedrooms
2



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Garage and Driveway



Outside
Front and Rear



EPC Rating
D



Council Tax Band
E



Construction
Standard



Tenure
Freehold

Nestled within the sought-after village of Kenn, this delightful individual detached bungalow offers an exceptional opportunity for those seeking a peaceful yet well-connected semi-rural lifestyle. Enjoying an enviable position with open views to the rear across a neighbouring orchard, the property sits within a generous and beautifully established garden plot.

Offering over 1,100 sq ft of versatile living space, this much-loved home was thoughtfully designed. The accommodation is arranged around a spacious L-shaped hallway that provides access to all principal rooms. The living areas are notably generous in size, including a bright and airy triple-aspect sitting room, a well-appointed kitchen/dining room, and a conservatory that opens out to the rear garden. There are two large double bedrooms and a modern, stylish shower room, offering comfort and convenience in equal measure.

Whether you're looking to downsize or seeking a property with potential, the layout lends itself to easy reconfiguration or extension (subject to any necessary permissions), making it ideal for a growing family or those wanting to create a bespoke home.

Outside, the property is equally impressive. A gated driveway offers ample off-road parking leading to the detached garage, and a layby in front of the drive provides convenient parking for visitors. While the mature front and rear gardens feature lawned areas, seating spaces, and a greenhouse – perfect for gardening enthusiasts or those who love to entertain outdoors.

Kenn is a charming village on the outskirts of Clevedon, known for its strong sense of community and regular events held in the local church and village hall. Combining rural charm with proximity to town amenities and transport links, it's a truly special location.



Charming Detached Bungalow in the Heart of Kenn – No Onward Chain



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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