

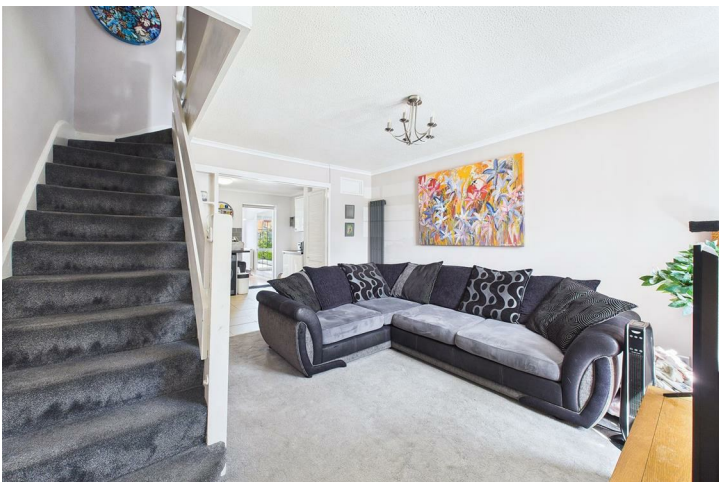
Coxway Clevedon BS21 5AQ

£265,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
House - Terraced



HOW BIG
656.00 sq ft



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
Gas central heating



PARKING
Garage and driveway



OUTSIDE SPACE
Front and rear



EPC RATING
D



COUNCIL TAX BAND
B

This beautifully presented two-bedroom terraced house has been thoughtfully extended from its original design and offers stylish, modern interiors throughout. Situated within walking distance of Clevedon town centre, Yeo Moor Primary School, and Hazel Close playing fields, the property is perfectly placed for families and professionals alike.

An initial entrance porch leads into a bright and welcoming sitting room, which flows through to a contemporary kitchen featuring plenty of storage and a sleek finish. To the rear, the home benefits from a dedicated dining room that opens directly onto the garden, creating a perfect space for entertaining or relaxing. Upstairs, you'll find two well-proportioned bedrooms and a modern bathroom, all finished to a high standard.

The property boasts well-tended front and rear gardens. The rear garden is particularly appealing, offering a decked seating area framed by flower beds and lawn, either side of a central path, with gated rear access for added convenience.

Additional benefits include an allocated parking space and a single garage located in a nearby block, offering secure storage or additional parking.



STYLISHLY EXTENDED TWO-BEDROOM HOME WITH GARDEN, GARAGE, AND PARKING,
IDEALLY LOCATED NEAR CLEVEDON TOWN CENTRE, SCHOOLS, AND PARKS.



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

Proof of identification - we need to run an electronic check for all purchasers of the property. To do this, we need your full name including titles, dates of births and residential address(s) for the last three years. The ID check is at no cost.

Proof of funding - if a mortgage is required, we need to see an up-to-date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash, we will need to see an official statement of the funds required.

Proof of chain - if you are selling your home with another agent, we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral fee £175 + VAT, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Centre - Mortgage Advisors Referral Fee 20% of the net commission received. All referral fees are included within any quotes provided by the named companies.



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