

Westbourne Avenue Clevedon BS21 7YE

£375,000

marktempler

RESIDENTIAL SALES







**Property Type**  
House - Terraced



**How Big**  
1181.00 sq ft



**Bedrooms**  
4



**Reception Rooms**  
1



**Bathrooms**  
2



**Warmth**  
Gas Central Heating



**Parking**  
On Street



**Outside**  
Front and Rear



**EPC Rating**  
D



**Council Tax Band**  
A



**Construction**  
Standard



**Tenure**  
Freehold



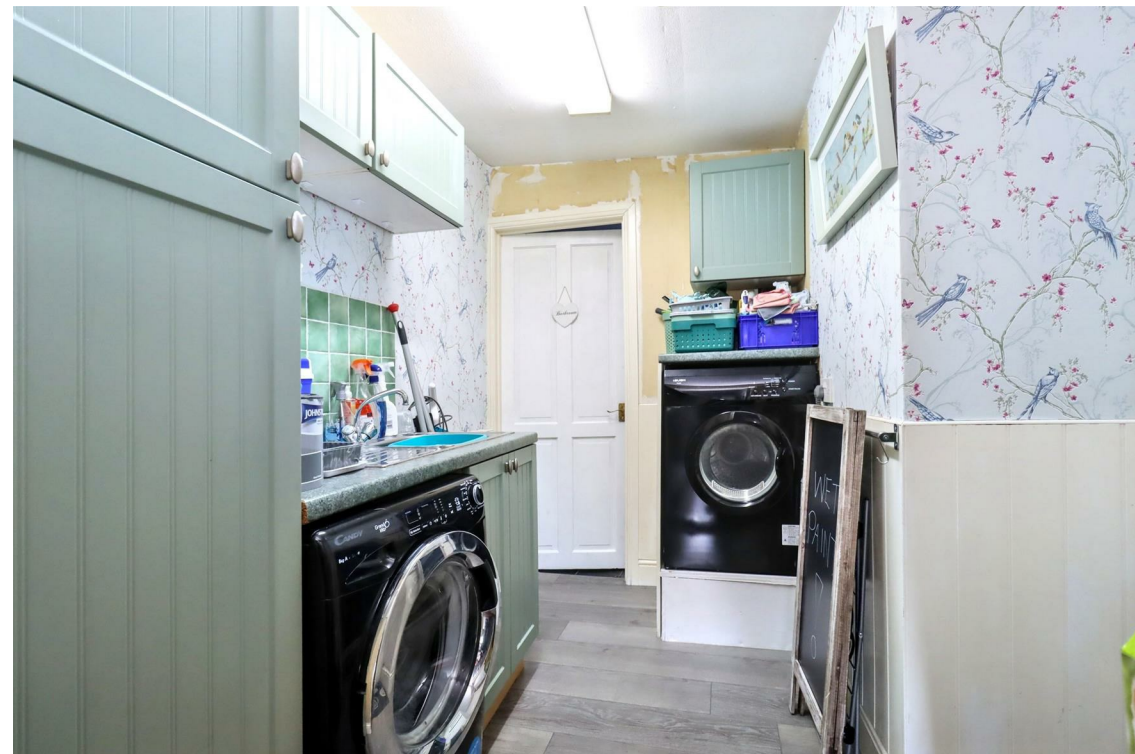
Situated on Westbourne Avenue, this generously proportioned and well-designed family home offers versatile accommodation within easy reach of Clevedon's seafront, Marine Lake, and the scenic Salhouse Fields. With spacious rooms throughout, it is well suited to modern family living and is offered to the market with no onward chain.

The ground floor includes a bright and airy kitchen/dining room that opens into a welcoming sitting room—ideal for both everyday living and entertaining. Practical features such as a utility room, downstairs shower room, and a store room provide added convenience.

Upstairs, the property offers four well-sized bedrooms, including a generous main bedroom, along with a family bathroom—providing plenty of space for growing families.

To the rear, the private garden is enclosed by mature hedging, creating a peaceful and secure setting. A seating area close to the house is perfect for outdoor dining and relaxation, leading onto a level lawn that's ideal for children or keen gardeners.

A spacious and practical home in a well-connected part of Clevedon, available with no onward chain.



## Spacious four-bedroom home close to Clevedon's seafront – 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, water and drainage. Gas central heating.

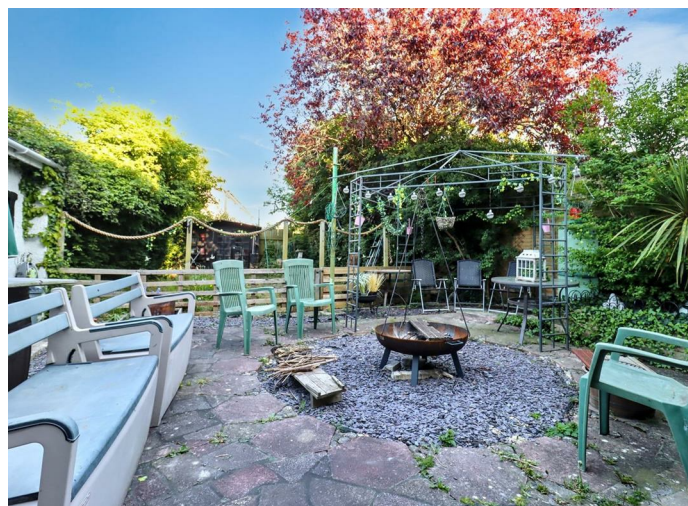
This information has been provided by the sellers and is correct to the best of our knowledge

### BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.

Mobile coverage is limited to likely.

This information is sourced via the Sellers and [checker.ofcom.org.uk](https://checker.ofcom.org.uk), we advise you make your own enquires.



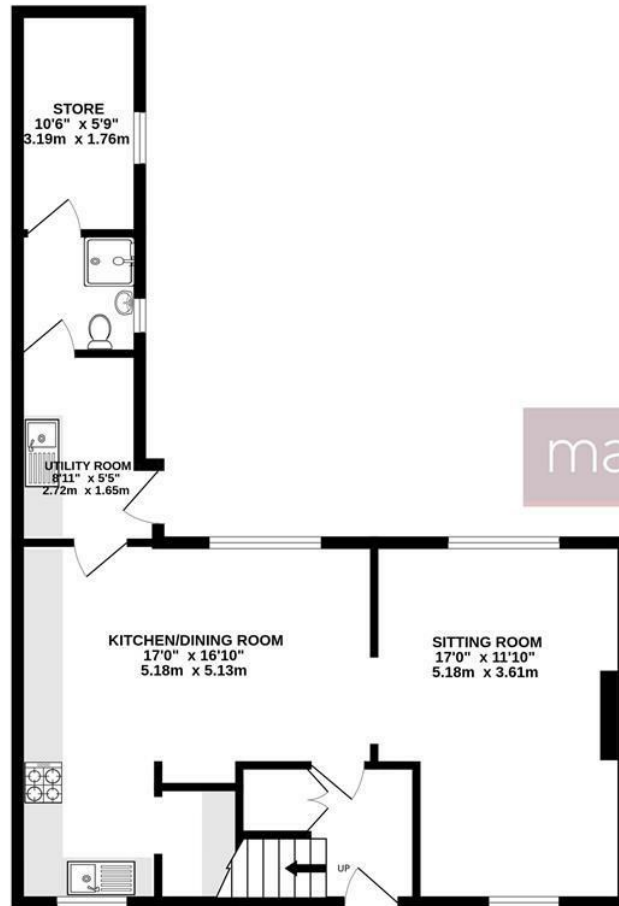
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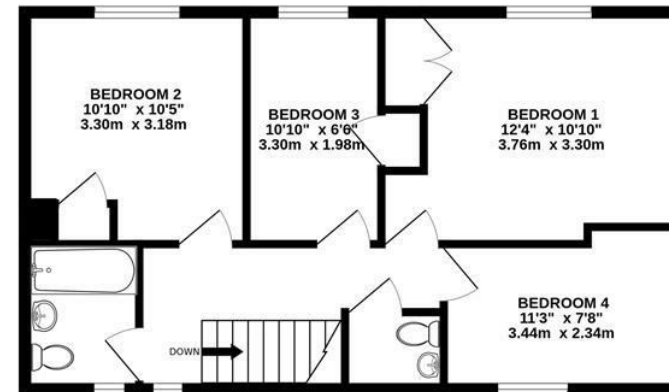


GROUND FLOOR  
631 sq.ft. (58.6 sq.m.) approx.

1ST FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1181 sq.ft. (109.7 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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