

Lime Kiln Lane Clevedon BS21 6BX

£375,000

marktempler

RESIDENTIAL SALES







**Property Type**

House - End Terrace



**How Big**

1031.00 sq ft



**Bedrooms**

3



**Reception Rooms**

2



**Bathrooms**

1



**Warmth**

Gas Central Heating



**Parking**

On Street



**Outside**

At The Rear



**EPC Rating**

D



**Council Tax Band**

C



**Construction**

Standard



**Tenure**

Freehold



Tucked away on a secluded side street on the edge of Clevedon town centre, this charming three-bedroom semi-detached cottage is rich in character and offers exciting potential for updating. Just a short walk from the town's shops, cafés, and restaurants, the location strikes a perfect balance between peace and convenience.

The home retains many original features throughout and opens into an initial entrance hall leading to a cosy sitting room with a beautiful stone fireplace—one of several period details that give the property its warm, traditional feel. From the solid wood kitchen, a doorway leads through to a separate dining room, offering a practical layout with scope for modernisation. There is also a separate utility/storage area. Upstairs, there are three bedrooms, with built-in storage, and a modern family bathroom.

Outside, the rear garden is relatively low-maintenance and includes a raised patio seating area and flowerbed borders, providing a lovely setting for outdoor enjoyment. Gated side access allows easy movement from front to back, and on-street parking is available nearby.

With its charming features, well-proportioned rooms, and scope to improve, this cottage presents a fantastic opportunity to create a characterful home in a highly sought-after part of Clevedon.





Charming three-bed cottage on edge of Clevedon town centre, offering lots of character features, and potential to improve.

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#### 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

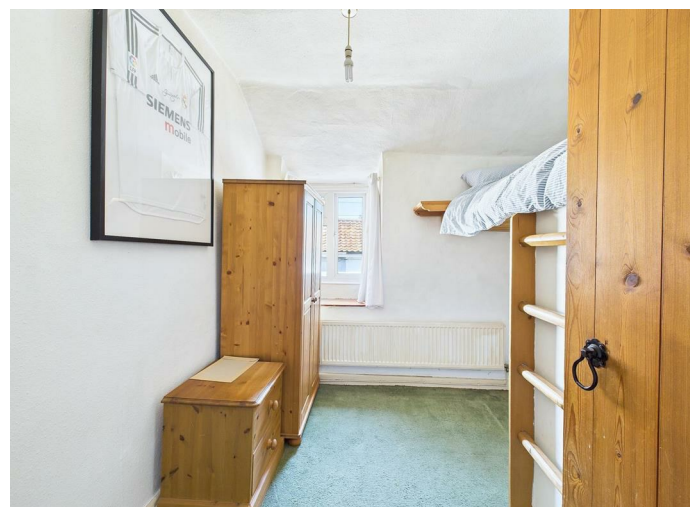
Mains electric, gas, water and drainage.  
This information has been provided by the sellers and is correct to the best of our knowledge

### BROADBAND AND MOBILE COVERAGE

Superfast broadband available with highest available download speed 80 Mbps and highest available upload speed 20 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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