

Kenn Road Clevedon BS21 6EX

£289,950

marktempler

RESIDENTIAL SALES





Property Type
House - End Terrace



How Big
812.00 sq ft



Bedrooms
3



Reception Rooms
2



Bathrooms
1



Warmth
Gas Central Heating



Parking
On Street



Outside
Front & Rear



EPC Rating
C



Council Tax Band
B



Construction
Standard



Tenure
Freehold

Situated within walking distance of Clevedon town centre, this modern end-of-terrace home offers convenient access to a wide range of local amenities, including shops, cafés, restaurants, Coleridge Vale playing fields, Tesco supermarket, Yeo Moor Primary School, the Curzon cinema, and Clevedon Library.

The property is set back behind a welcoming front garden and opens into a useful entrance porch — ideal for storing coats and shoes. Inside, a cosy sitting room features a fireplace with a log-burning stove, creating a warm and inviting space. To the rear, a bright dining room connects seamlessly to the kitchen and opens through double doors into the garden, making it perfect for everyday living and entertaining. The stylish kitchen benefits from a large window, a tiled floor, walk-in pantry, and space for a range cooker — all adding to the practicality of the home.

Upstairs, a central landing leads to three well-proportioned bedrooms and a contemporary, fully tiled shower room with a walk-in shower.

Outside, the fabulous rear garden is bound by fencing and enjoys rear access. Designed to be low maintenance, it features a patio area, decorative chippings, space for potted plants, and a handy log store.

Parking is available on-street, with options directly outside the property and on nearby roads.



This well-located end-of-terrace home offers spacious living, a low-maintenance garden, and easy access to Clevedon's shops and schools.



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.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 1000 Mbps. Mobile coverage is good outdoor and variable in-home. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.



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