

Westbourne Crescent Clevedon BS21 7YB

£425,000

marktempler

RESIDENTIAL SALES





	<b>Property Type</b>		<b>How Big</b>
	House - Semi-Detached		964.00 sq ft
	<b>Bedrooms</b>		<b>Reception Rooms</b>
3		2	
	<b>Bathrooms</b>		<b>Warmth</b>
1			Gas Central Heating
	<b>Parking</b>		<b>Outside</b>
	Double Garage and Driveway		Front and Rear
	<b>EPC Rating</b>		<b>Council Tax Band</b>
	D		B
	<b>Construction</b>		<b>Tenure</b>
	PRC certified		Freehold

This much-improved and extended family home offers beautifully presented accommodation, set within a generous corner plot complete with a detached double garage and private driveway. Just minutes from scenic riverbank walks and Clevedon's iconic seafront, it occupies a prime location, ideal for a wide range of buyers.

To the front, a large, well-maintained green space provides pedestrian access to the front door. Inside, the welcoming entrance hall features two built-in cupboards and leads to the contemporary fitted kitchen, which sits adjacent to the dining room, creating a perfect space for entertaining family and friends. Double doors from the dining area open into the charming sitting room, complete with an inset multi-fuel stove and further double doors leading to the garden. The kitchen also flows seamlessly into the extension, where you'll find a bright utility area with skylight, a convenient downstairs cloakroom, and a versatile study.

Upstairs, the landing connects to a modern shower room and three well-proportioned bedrooms, each benefiting from built-in wardrobes, offering excellent storage solutions.

Outside, the gardens extend to the rear and side of the property. Accessed via doors from both the sitting and dining rooms, the main garden is beautifully landscaped, featuring paved areas, gravel borders, and raised beds. It is fully enclosed by timber fencing and trellis, creating a private, sunny retreat. To one side, a gate leads to a second garden area, complete with a timber shed – ideal for use as a vegetable plot or additional storage. A footpath runs through the garden, connecting to the detached double garage and driveway, accessed via Keenes Way.

Located in Clevedon's highly sought-after West End, this property enjoys close proximity to local schools, supermarkets, family-friendly pubs, playing fields, and the picturesque seafront, making it a truly exceptional family home.



Exceptional family living near Clevedon seafront



#### 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 220 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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