

Bryant Gardens Clevedon BS21 5HG

£310,000

marktempler

RESIDENTIAL SALES





Property Type

Semi Detached Bungalow



How Big

569.00 sq ft



Bedrooms

2



Reception Rooms

1



Bathrooms

1



Warmth

Gas Central Heating



Parking

Driveway



Outside

Front and Rear



EPC Rating

D



Council Tax Band

C



Construction

Standard



Tenure

Freehold

This modern two-bedroom semi-detached bungalow is tucked away at the head of a peaceful cul-de-sac, offering stylish, low-maintenance living in a convenient setting. Recently upgraded by the current owner in 2020, the property features a replacement gas central heating system and contemporary fittings and décor throughout.

The accommodation includes a welcoming entrance hall, a generous living room, and a smartly fitted kitchen complete with high-quality integrated appliances, including a dishwasher. The kitchen also opens directly onto the garden. A rear hall leads to two well-proportioned bedrooms and a sleek modern bathroom with a shower over the bath and a chrome towel rail.

Outside, the front garden is designed for ease of maintenance with gravel landscaping, while a driveway provides off-road parking and continues along the side of the home, passing through double gates and leading to the rear garden. The garden is enclosed by timber fencing and is mainly laid to lawn, complemented by two useful sheds, one of which benefits from power.

A rare opportunity to purchase a bungalow in Bryant Gardens, positioned just off Mill Cross, the property enjoys excellent access to transport links, a Tesco supermarket, and scenic riverbank walks, all just a short stroll away.



A stylish two-bedroom semi-detached bungalow, recently upgraded and tucked away at the head of a peaceful cul-de-sac, with parking, garden and a convenient location close to amenities and river walks.



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 1000 Mbps and highest available upload speed 1000 Mbps.

Mobile coverage is good outdoor and 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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