

Bryant Gardens Clevedon BS21 5HE

£389,950

marktempler

RESIDENTIAL SALES





Property Type
House - Semi-Detached



How Big
871.00 sq ft



Bedrooms
4



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Garage and Driveway



Outside
Front and Rear



EPC Rating
C



Council Tax Band
C



Construction
Standard



Tenure
Freehold

This modern four-bedroom semi-detached home is situated in a popular residential cul-de-sac, ideally positioned close to local schools, supermarkets, Strode Leisure Centre, and scenic riverside walks. The town's iconic seafront, marine lake, and bustling town centre are also just a short distance away.

The well-presented accommodation comprises an entrance hall, cloakroom, and a generous living room with a dual-aspect front window, flooding the space with natural light. At the rear, the kitchen/dining room provides an excellent family and entertaining space, with direct access to the garden.

Upstairs, there are four well-proportioned bedrooms, with the two largest benefiting from built-in wardrobes, alongside a modern family bathroom. The versatile layout is ideal for families or those requiring a home office.

Outside, a driveway to the side offers off-street parking and leads to a single garage. The front and rear gardens are attractively landscaped, featuring level lawns, a patio perfect for outdoor dining, and a variety of mature shrubs and trees that provide both privacy and greenery.

A superb home for families or professionals seeking a modern, convenient setting within easy reach of Clevedon's amenities and open spaces.



Modern four-bedroom semi-detached home in a popular Clevedon cul-de-sac, close to schools, shops, leisure facilities, riverside walks, and the 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 **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 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](https://www.ofcom.org.uk) and is accurate to the best of knowledge.



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