

Dawes Close Clevedon BS21 5HA

£269,950

marktempler

RESIDENTIAL SALES





Property Type
House - End Terrace



How Big
592.00 sq ft



Bedrooms
2



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Driveway & Partial
Garage



Outside
To The Rear



EPC Rating
C



Council Tax Band
B



Construction
Standard



Tenure
Freehold

Found at the end of a cul-de-sac on the outskirts of Clevedon, this end-terrace house offers flexible accommodation and plenty of potential. The property is ideally located within walking distance of a Tesco supermarket, playing fields, and Clevedon town centre, with easy access to the M5 motorway and Yatton railway station for convenient commuting.

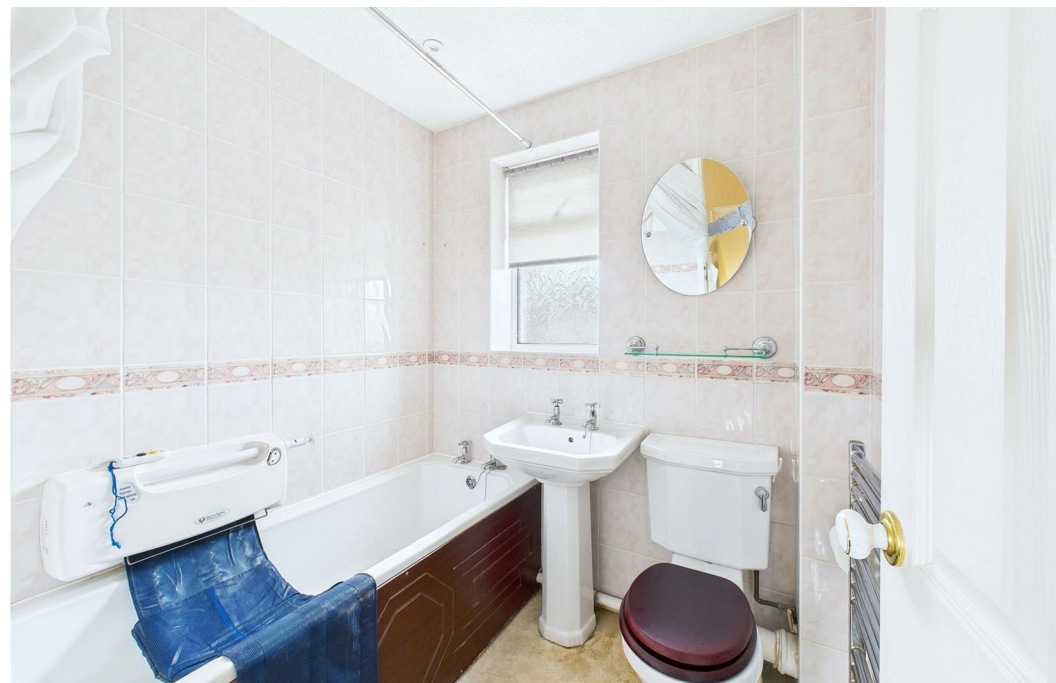
An initial entrance hall with a useful storage cupboard leads to a modern kitchen at the front of the home, while a bright living room at the rear opens directly onto the garden, creating a welcoming space for relaxing or entertaining. The garage has been partially converted to provide an optional additional bedroom or study, offering flexibility to suit a variety of needs. Upstairs are two bedrooms, both with storage, along with a family bathroom. While the property would benefit from some updating, it presents an excellent opportunity for a buyer to make it their own.

Outside, a brick-paved driveway at the front provides off-street parking and access to the remaining garage space. The rear garden is a secluded retreat, laid to patio and lawn with gated access to the front of the property.

Ideal as a first-time purchase, this home combines convenience, flexibility, and the chance to add value in a sought-after Clevedon location.



Well-located Clevedon end-terrace offering flexible living, modern kitchen, garden access, and parking—ideal first home with scope to personalise.



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

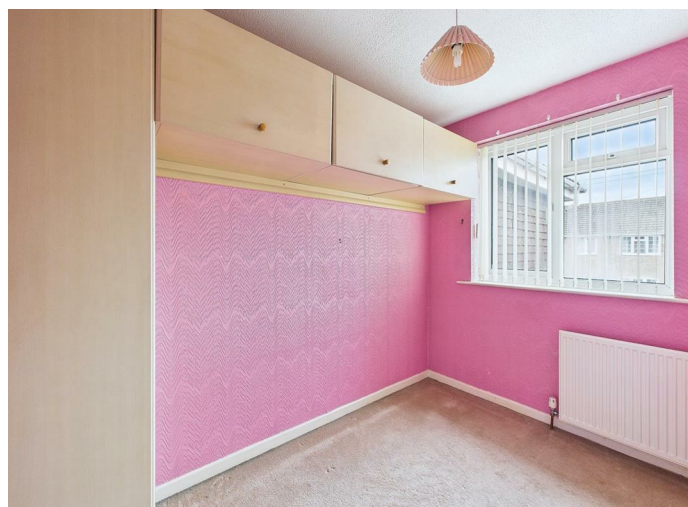
UTILITIES

Mains electric, 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 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.gov.uk/consult/condocs/broadband/broadband_110615/broadband_110615.pdf) and is accurate to the best of knowledge.



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