

Teignmouth Road Clevedon BS21 6DW

£350,000

marktempler

RESIDENTIAL SALES





**Property Type**  
House - End Terrace



**How Big**  
1095.00 sq ft



**Bedrooms**  
3



**Reception Rooms**  
2



**Bathrooms**  
2



**Warmth**  
Gas Central Heating



**Parking**  
Garage



**Outside**  
Front and Rear



**EPC Rating**  
D



**Council Tax Band**  
C



**Construction**  
Standard



**Tenure**  
Freehold

Situated, just a short, level walk from Clevedon's bustling town centre, this three-bedroom family home has been thoughtfully extended to offer truly flexible living space. The property has been intelligently adapted to provide not only additional living accommodation but also a valuable ground-floor shower room with an adjoining ground-floor bedroom or sitting room. This arrangement makes it ideal for multi-generational living, guests, or as a dedicated home office or snug.

Inside, the versatile accommodation comprises a living room, dining room, and large kitchen. The ground floor also includes the aforementioned bedroom/sitting room and shower room. The first floor offers three further bedrooms and a shower room.

Outside, this home boasts excellent external space designed for both privacy and easy maintenance. To the front, a well-established garden provides a private space with mature hedging, attractive flower beds, and a lawn. The rear garden has been predominantly paved, creating a fantastic, low-maintenance entertaining space, complete with dedicated seating areas and a tranquil fish pond. A detached single garage sits to the rear, providing secure storage or parking.

Ideally situated for those who value convenience, with bus stops, doctors' surgeries, and the town centre all within easy walking distance, this home offers the perfect balance of a quiet residential area with immediate access to amenities. Offered to the market with no onward chain.



A generously extended, three-bedroom family home with beautiful gardens, centrally located in Clevedon

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#### 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 1800 Mbps and highest available upload speed 220 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](http://checker.ofcom.org.uk) and is accurate to the best of knowledge.



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