

Chipping Cross Clevedon BS21 5JG

£250,000

marktempler

RESIDENTIAL SALES





|                                                                                                                                         |                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| <br><b>Property Type</b><br>Bungalow - Semi Detached | <br><b>How Big</b><br>512.00 sq ft       |
| <br><b>Bedrooms</b><br>2                             | <br><b>Reception Rooms</b><br>1          |
| <br><b>Bathrooms</b><br>1                            | <br><b>Warmth</b><br>Gas Central Heating |
| <br><b>Parking</b><br>Driveway                       | <br><b>Outside</b><br>Front and Rear     |
| <br><b>EPC Rating</b><br>D                         | <br><b>Council Tax Band</b><br>C       |
| <br><b>Construction</b><br>Standard                | <br><b>Tenure</b><br>Freehold          |

Set within a quiet and desirable cul-de-sac on the outskirts of Clevedon, this two-bedroom semi-detached bungalow offers a rare opportunity to create a home to your own taste. While the property would benefit from some updating, it enjoys a peaceful setting just moments from scenic riverbank walks and open countryside.

The accommodation is well laid out, with a central hallway leading to a generous living room measuring over 17 feet in length – a bright and inviting space with plenty of potential. The kitchen sits just off the living room and provides access to the garden, offering scope for improvement or reconfiguration. There are two bedrooms – a good-sized double and a second single – along with a bathroom.

Outside, the property enjoys a small front garden and a driveway running to the side, providing off-street parking. The rear garden offers a private and manageable outdoor space that could be transformed with a little vision.

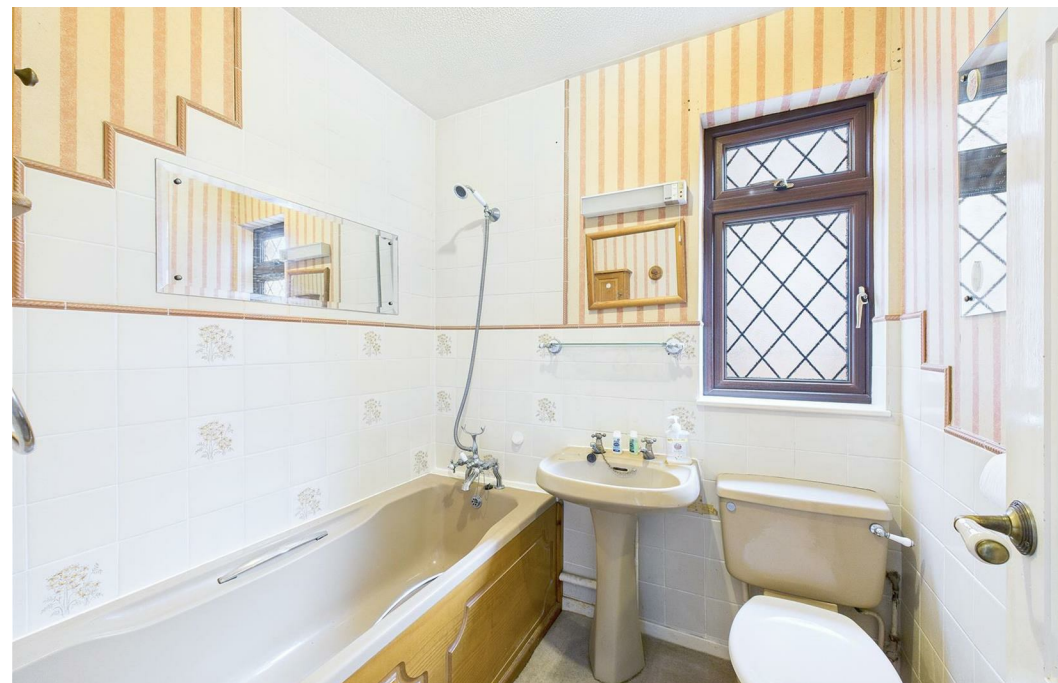
The location is a particular highlight – tucked away yet still within easy reach of Clevedon's amenities, shops and transport links, and just a short stroll from tranquil riverside walks and green open spaces.

Offered for sale with no onward chain, this is an exciting prospect for those looking for a renovation project in a well-regarded setting. Early viewing is highly recommended.



A two-bedroom semi-detached bungalow offering fantastic potential, set in a peaceful cul-de-sac near riverside walks on the edge of Clevedon – offered with no onward chain.

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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 **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

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### 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://checker.ofcom.org.uk) and is accurate to the best of knowledge.

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