

Old Street Clevedon BS21 6DA

£350,000

marktempler

RESIDENTIAL SALES







### Property Type

House - Semi-Detached



### How Big

785.00 sq ft



### Bedrooms

3



### Reception Rooms

1



### Bathrooms

1



### Warmth

Gas Central Heating



### Parking

Off Street Parking



### Outside

Rear Garden



### EPC Rating

C



### Council Tax Band

C



### Construction

Standard



### Tenure

Freehold



Tucked away in a peaceful riverside position, this modern three-bedroom semi-detached home offers generous and well-balanced accommodation just a short walk from the town centre. Enjoying a sunny garden, off-road parking and a quiet yet highly convenient setting, the property would suit a wide range of buyers.

The front door opens into a welcoming entrance hallway, which provides access to a separate fitted kitchen and a spacious living room. The living space is dual aspect, offering excellent natural light and ample room for both lounge and dining areas, with double doors opening directly onto the rear garden—perfect for everyday living and entertaining alike.

To the first floor, the landing leads to three well-proportioned bedrooms and a contemporary family bathroom. In addition, the first floor benefits from several built-in cupboards and fitted wardrobes, providing excellent storage throughout.

The property is approached via a gated shared driveway, offering off-road parking for several vehicles. A timber shed positioned to the front provides useful additional storage. To the rear, the sunny garden features a patio seating area, ideal for outdoor dining, along with a side gate for convenient access.

Situated just off Old Street, this quiet and central location combines riverside tranquillity with everyday convenience. The town centre is within easy walking distance, along with a range of shops, transport links, schools and other local amenities.

A modern and well-located home offering space, light and a riverside setting, this property presents an excellent opportunity for buyers seeking a peaceful yet central lifestyle.





A modern riverside home tucked away just off Old Street, offering generous living space within easy reach of the town centre and local amenities.

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#### HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

**Proof of Identification** - Please note there is a £12 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

**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 variable 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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