Kingston Avenue Clevedon BS21 6EA | £335,000

marktempler
RESIDENTIAL SALES









Property Type
Bungalow - Detached

How Big
684.00 sq ft

Bedrooms
2

Reception Rooms
1

Bathrooms
1

Warmth
Gas Central Heating

Parking
Driveway & Garage

Outside
Corner Plot

EPC Rating
D

Council Tax Band
C

Construction
Standard

Tenure
Freehold

Tucked away in a cul-de-sac and occupying a generous corner plot, this attractive detached bungalow presents an ideal opportunity for those seeking a comfortable and low-maintenance home, particularly suited to those in retirement. Conveniently located within walking distance of Clevedon town centre, the medical centre, and Aldi supermarket, the property enjoys a peaceful yet well-connected setting.

Inside, the home offers a well-considered layout beginning with a central hallway that provides access to all rooms and includes two built-in storage cupboards. There are two spacious bedrooms, with the second bedroom benefiting from a built-in wardrobe. The living room is bright and welcoming, with ample space for seating and relaxation. It opens into a light-filled conservatory at the rear of the property, creating an ideal space for enjoying the outlook over the garden throughout the seasons. The kitchen has been fitted in a modern style, with good storage options, generous worktop space, and everything arranged for ease of use.

The shower room has also been updated to a contemporary standard, complete with a large built-in storage cupboard, offering both function and comfort.

Externally, the property is set within beautifully maintained gardens to both the front and rear. The rear garden is particularly private, featuring a combination of lawn and patio areas perfect for outdoor dining or relaxing in the sun. A separate outbuilding to the rear provides excellent additional storage or could be repurposed as a utility area, depending on your needs.

Completing the offering is a long private driveway leading to a single garage, providing ample off-street parking.





A detached two bedroom bungalow in quiet cul-de-sac near Clevedon centre. Modern interiors, conservatory, garage, generous garden, ideal for retirement.





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

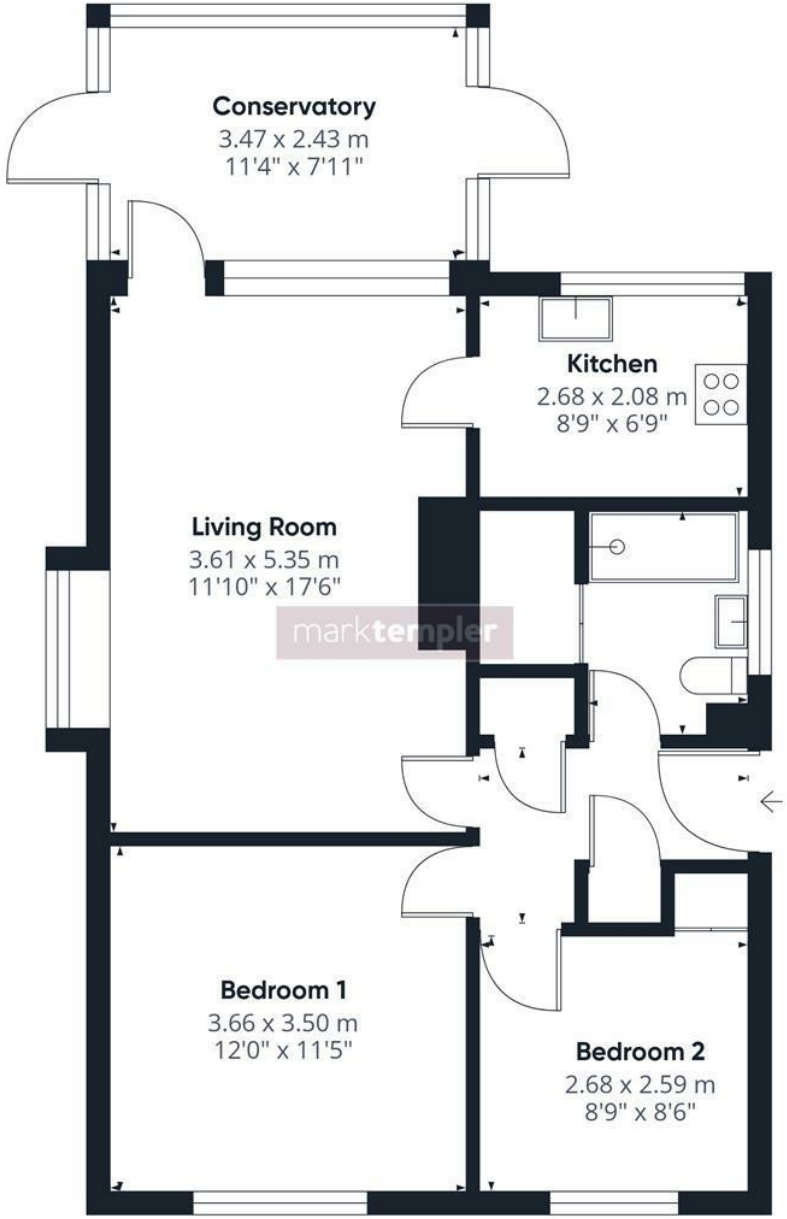
UTILITIES
Mains electric, gas, water and drainage.

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 and is accurate to the best of knowledge.

For the latest properties and local news follow Mark Templer Residential Sales, Clevedon on:

YouTube



The Property Ombudsman

naea | propertymark PROTECTED

Mark Templer Residential Sales and any joint agents wish to make the following clear: (i) They have no authority to make or give representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances, or measurements provided are approximate. The text, photographs, and plans are for guidance purposes only and may not be comprehensive. It should not be assumed that the property has all required planning permissions, building regulations, or other consents. Mark Templer has not tested any services, equipment, or facilities. Purchasers are advised to satisfy themselves through inspection or other means. (iii) In accordance with the Consumer Protection from Unfair Trading Regulations, please note that the working condition of services or kitchen appliances has not been verified by the agents. However, at the time of preparing these particulars, we were informed that all were in working order. Any items described within these property details are not automatically included within any sale and would need to be confirmed with the seller.