

Kenn Moor Drive Clevedon BS21 5AP

£365,000

marktempler

RESIDENTIAL SALES





Property Type	House - Semi-Detached
How Big	727.00 sq ft
Bedrooms	3
Reception Rooms	1
Bathrooms	1
Warmth	Gas Central Heating
Parking	Driveway
Outside	Front and Rear
EPC Rating	C
Council Tax Band	C
Construction	Standard
Tenure	Freehold

Positioned along Kenn Moor Drive, this modern semi-detached home has been thoughtfully enhanced by the current owners to create a stylish yet highly practical living environment. The accommodation opens with a bright and welcoming entrance hall, leading into a spacious living room featuring contemporary herringbone flooring. An internal glazed door then opens through to the heart of the home — an impressive open-plan kitchen and dining area, finished with sleek cabinetry and integrated appliances, perfectly suited to both everyday living and entertaining.

To the first floor are three well-proportioned bedrooms alongside a modern family bathroom, all presented in a light and neutral palette that enhances the home's fresh, contemporary feel.

Outside, the rear garden enjoys a sunny aspect and is enclosed by timber fencing. A patio area adjoins the house, with a level lawn to one side and a useful garden shed to the other. A side gate provides access to the driveway, which offers parking for a number of vehicles.

Well placed along Kenn Moor Drive, the home is conveniently located close to Yeo Moor Primary School, local parks, and attractive countryside walks. Clevedon town centre, seafront, and a range of amenities are all within easy reach, making this an excellent choice for families and professionals alike.

Presented in excellent order throughout and ready for immediate occupation, this home offers a superb blend of modern comfort, practical living, and stylish presentation.



Well positioned along Kenn Moor Drive, close to schools, countryside walks and Clevedon's town centre



#### 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 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 and is accurate to the best of knowledge.



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