

Kenn Road Kenn BS21 6TJ

£695,000

marktempler

RESIDENTIAL SALES





Property Type
House - Detached



How Big
2196.00 sq ft



Bedrooms
5



Reception Rooms
3



Bathrooms
2



Warmth
Gas Central Heating



Parking
Garage and Driveway



Outside
Side and Rear Gardens



EPC Rating
D



Council Tax Band
F



Construction
Standard



Tenure
Freehold

This charming double-fronted Edwardian home occupies a lovely position within the pretty village of Kenn, just on the outskirts of Clevedon. Formerly the village post office, the property is now a generous and highly versatile family home, offering excellent proportions, plenty of natural flow and a wonderful balance of character and practical living space.

A central entrance hall leads to the principal rooms, with two reception rooms to one side. The bay-fronted sitting room provides a comfortable space to relax, complete with an inset woodburner, while the second reception room offers a cosy snug or TV room. To the opposite side of the hall is the impressive open-plan kitchen and dining room, which forms the heart of the home. A second bay window, breakfast bar and generous dining area create a sociable space well suited to both everyday family life and entertaining.

Beyond the kitchen is a useful family room with two sets of double doors opening onto the gardens, creating a particularly good connection between the indoor and outdoor spaces. A utility room, cloakroom and attached garage and workshop complete the ground floor.

Upstairs, the generous accommodation continues with five bedrooms, comprising four well-proportioned doubles and a single bedroom currently used as a dressing room. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. The layout provides excellent flexibility for family bedrooms, guests, home working or hobbies.

Outside, a large driveway provides off-road parking for numerous vehicles, while the gardens wrap around the side and rear of the property. There are a variety of areas to sit and entertain, enjoy the sunshine or provide space for children to play, making the garden a particularly useful extension of the living accommodation.

Kenn provides a peaceful village setting while remaining conveniently close to Clevedon, with its range of shops, cafés, schools, leisure facilities and seafront attractions. The surrounding countryside also provides plenty of opportunities for walking and enjoying the outdoors.

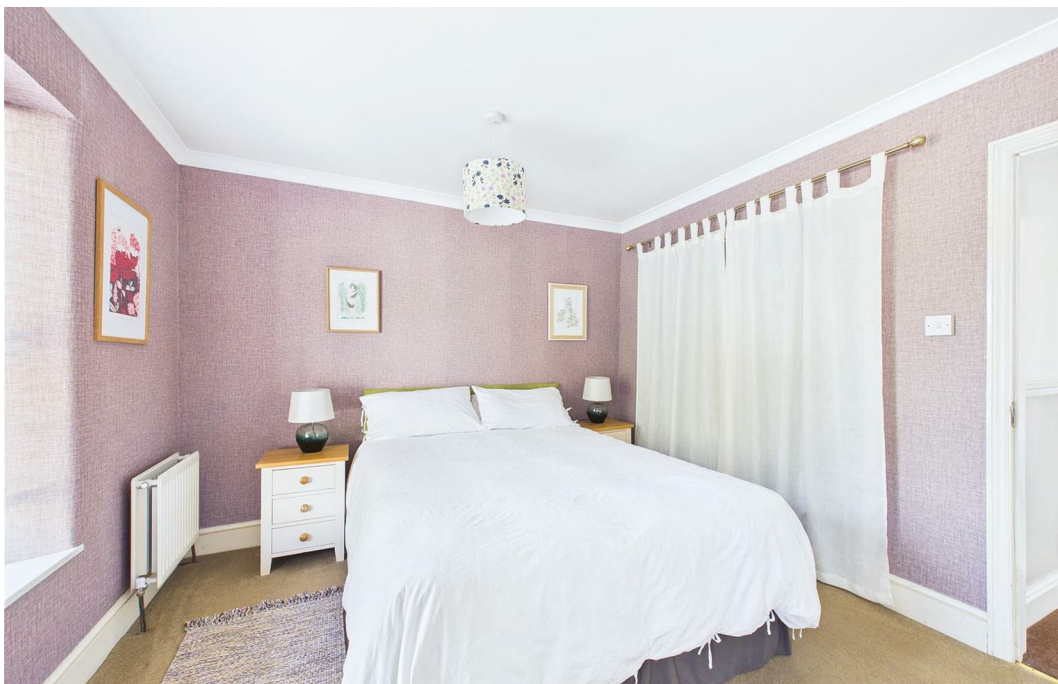
Overall, this is a much-loved and highly desirable Victorian family home, combining character, generous accommodation and excellent outdoor space in a popular village location close to Clevedon.







“A much-loved Edwardian home with space to grow, entertain and enjoy family life.”



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £24 (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

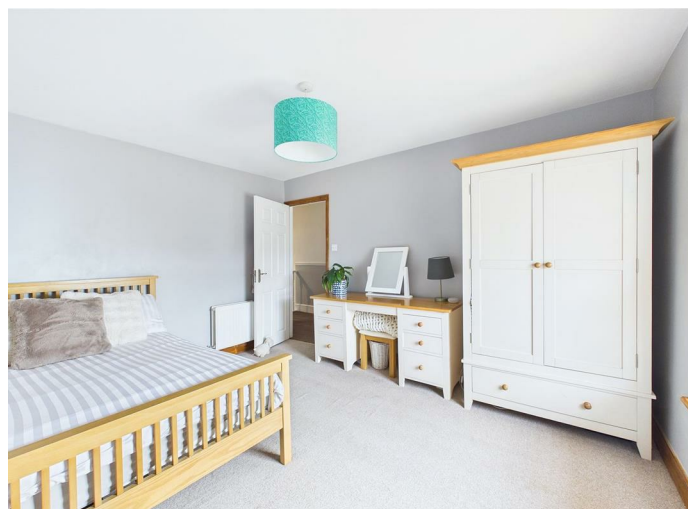
UTILITIES

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 1000 Mbps. Mobile coverage is good outdoor. 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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