Moor Park Clevedon BS21 6EH | **Offers Over £299,950**

marktempler
RESIDENTIAL SALES

Property Type
House - Terraced

How Big
861.00 sq ft

Bedrooms
3

Reception Rooms
1

Bathrooms
1

Warmth
Gas Central Heating

Parking
Driveway and Garage

Outside
Front and Rear

EPC Rating
C

Council Tax Band
B

Construction
Standard

Tenure
Freehold

Recently upgraded and thoughtfully modernised, this family home is positioned in a quiet cul-de-sac within a central Clevedon location, offering excellent access to the town centre while retaining a peaceful residential feel. The property provides well-balanced accommodation, making it ideal for modern family living.

Approached via a driveway leading to an integral garage, the entrance opens into a contemporary fitted kitchen and dining room positioned to the front of the house. To the rear, an L-shaped living room enjoys views over the garden and includes a useful under-stairs cupboard for additional storage. A rear porch provides further practicality with direct garden access. Upstairs, there are three well-proportioned bedrooms served by a modern family bathroom, all presented in good order.

The rear garden has been transformed to create an easy-to-maintain and sociable space, featuring porcelain paving and artificial lawn, offering a smart setting for both relaxation and children's play.

Situated within a short, level walk of Yeo Moor School, as well as Clevedon town centre, local amenities, and transport links, the property is conveniently placed for day-to-day living.

Overall, this is a well-presented home that combines modern interiors, a practical layout, and a highly convenient location.

“A well-balanced modern home in a quiet yet central setting.”

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 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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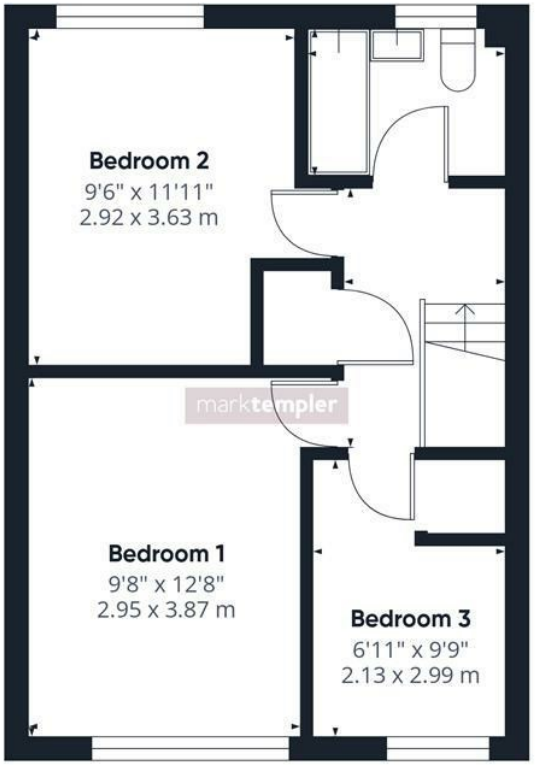

The Property Ombudsman

naea | propertymark PROTECTED

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