

Friary Close Clevedon BS21 7QA

£499,950

marktempler

RESIDENTIAL SALES





**Property Type**  
House - Townhouse



**How Big**  
1296.00 sq ft



**Bedrooms**  
3



**Reception Rooms**  
2



**Bathrooms**  
1



**Warmth**  
Gas Central Heating



**Parking**  
Driveway & Garage



**Outside**  
Rear Courtyard



**EPC Rating**  
C



**Council Tax Band**  
D



**Construction**  
Standard



**Tenure**  
Freehold

Tucked away within a peaceful cul-de-sac in the highly sought-after Mid Clevedon area, this attractive three bedroom townhouse enjoys a prime and convenient setting. Perfectly positioned just a short walk from Hill Road's vibrant and eclectic selection of cafés, bars, restaurants and independent boutiques, the property also benefits from easy access to Clevedon's picturesque seafront, historic pier and scenic promenade. This exceptional location offers a wonderful balance of tranquillity and lifestyle, making it an ideal choice for those looking to immerse themselves in all that this charming coastal town has to offer.

The townhouse is arranged over three floors and offers well-proportioned accommodation throughout, presenting an excellent opportunity for a buyer seeking a home with scope to update and personalise. A double driveway provides off-road parking and leads to an integral garage, offering both convenience and practicality.

On the ground floor there is a welcoming entrance hall with cloakroom, internal access to the garage and a kitchen/dining room positioned at the rear of the property. This space opens directly onto the courtyard garden, creating an easy flow for everyday living and entertaining. The first floor offers a spacious sitting room featuring a bay window and enjoying lovely views towards the Bristol Channel, while a separate dining room sits to the rear, providing flexible accommodation suitable for family life or home working. The top floor comprises three well-proportioned bedrooms and a family bathroom. The main bedroom benefits from built-in wardrobes and particularly impressive views, enhancing the sense of space and light.

To the rear of the property, the enclosed courtyard garden is paved with mature borders and rear access. Designed for ease of maintenance, it provides a pleasant and private spot to sit and relax, ideal for enjoying quieter moments outdoors.



A three bedroom townhouse in sought-after Mid Clevedon, arranged over three floors with views, courtyard garden, garage, parking and excellent potential.



#### 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. 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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