

Elgar Close Clevedon BS21 5BS

£365,000

marktempler

RESIDENTIAL SALES





	Property Type		How Big
	House - End Terrace		934.00 sq ft
	Bedrooms		Reception Rooms
3		2	
	Bathrooms		Warmth
1			Gas Central Heating
	Parking		Outside
Driveway			Front & Rear
	EPC Rating		Council Tax Band
C		C	
	Construction Standard		Tenure
			Freehold

This well-presented three-bedroom end-of-terrace home offers an ideal setting for family living, with stylish interiors and a thoughtfully extended layout.

The property begins with an initial entrance porch that leads into a bright sitting room positioned at the front. From here, the home opens into a spacious dual-aspect kitchen and dining room, featuring a stylish kitchen that overlooks the rear garden. A ground floor extension from the original build has allowed for additional living space, including a separate study and a useful utility area with a downstairs cloakroom.

Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom, all maintained to an excellent standard throughout.

Outside, the rear garden is both beautiful and easy to maintain, with a combination of patio space and artificial lawn. There is also convenient storage space to the side of the property, as well as a driveway to the front providing off-street parking.

Located within walking distance of Yeo Moor Primary School, riverbank walks, and supermarkets, the home is perfectly positioned for everyday convenience. A lovely open green area sits next to the property, offering a great space for children to play.



Stylish extended end-terrace with three bedrooms, study, garden, and driveway near schools and amenities.



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 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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