

Claremont Gardens Clevedon BS21 5BG

£249,950

marktempler

RESIDENTIAL SALES





**Property Type**  
House - Terraced



**How Big**  
597.00 sq ft



**Bedrooms**  
2



**Reception Rooms**  
1



**Bathrooms**  
1



**Warmth**  
Electric Heating



**Parking**  
Allocated Parking



**Outside**  
Front and Rear



**EPC Rating**  
D



**Council Tax Band**  
B



**Construction**  
Standard



**Tenure**  
Freehold

This modern two bedroom terraced home enjoys a sought-after position within a popular residential area on the outskirts of Clevedon. Conveniently placed, it offers easy access to local schools, shops, bus routes and scenic riverbank walks.

The accommodation begins with a welcoming entrance porch leading into a bright living room overlooking the front garden. To the rear, the kitchen/dining room is fitted with a contemporary range of units and provides space for appliances and a dining table. A conservatory extends the living space further, creating a lovely connection to the rear garden.

Upstairs are two well-proportioned bedrooms, both with built-in storage, and a modern family bathroom.

Outside, the front garden provides a neat approach to the property, while the rear garden has been designed for low maintenance, featuring a patio seating area, artificial lawn and gated access leading to the nearby parking space.

Claremont Gardens is a smart cul-de-sac offering a level walk to the town centre and countryside paths. Within easy reach of both Yeo Moor and St John's Primary Schools, this style of home remains ever popular and is sure to attract early attention.



A smart and modern two bedroom terraced home tucked within a popular Clevedon cul-de-sac, close to schools, shops and scenic riverbank walks.



#### 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 **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, 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 variable 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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