





Property Type
House - Terraced



How Big
895.00 sq ft



Bedrooms
3



Reception Rooms
2



Bathrooms
1



Warmth
Gas Central Heating



Parking
On Street



Outside
Rear Courtyard



EPC Rating
D



Council Tax Band
B



Construction
Standard



Tenure
Leasehold

This beautifully re-imagined three-bedroom terraced house blends contemporary design with period character, all within immediate reach of Clevedon Town Centre and its range of shops, cafes and amenities.

The accommodation begins with an entrance hall, complete with a useful understairs cupboard, leading through glazed doors into a superb open living space. Here, a dining area connecting to a cosy sitting room create a welcoming and versatile environment for both everyday living and entertaining. To the rear, a stylish kitchen fitted with integrated appliances and a breakfast bar offers a practical yet attractive space, with a glazed door opening directly onto the courtyard. Upstairs, the property provides three well-proportioned bedrooms and a modern shower room, all finished to a high standard. A brand new gas combi boiler has also been installed, adding efficiency and peace of mind.

Outside, the westerly-facing rear courtyard is laid to decking, making it ideal for outdoor seating and enjoying the afternoon and evening sun. There is access to a cellar, perfect for additional storage, as well as rear pedestrian access. On-street parking is available nearby.

Overall, the property has been thoughtfully and expertly updated throughout, offering a stylish, ready-to-move-into home in a highly convenient central location.



Beautifully refurbished three-bedroom terraced house in Clevedon, combining contemporary style with period character, open-plan living, modern kitchen, westerly courtyard, and convenient location.



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 100 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.

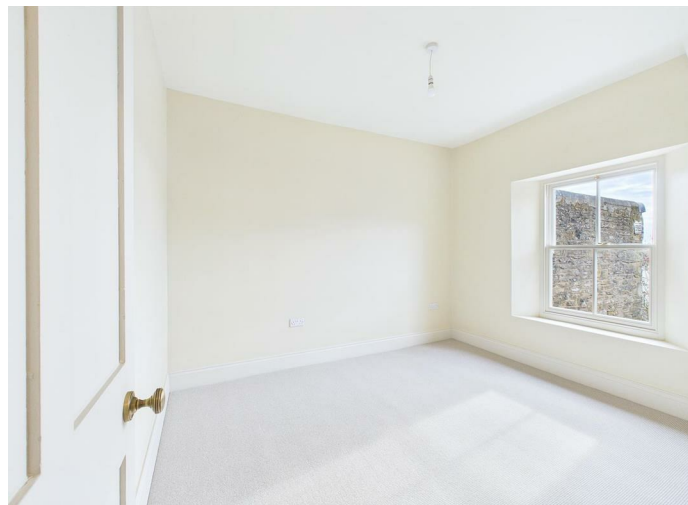
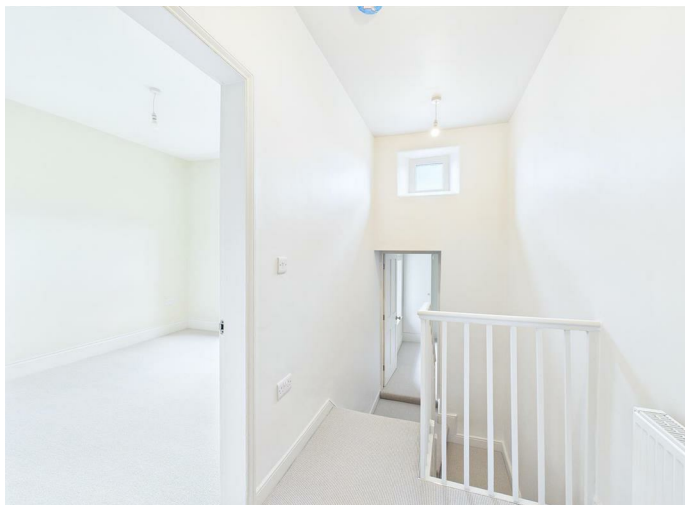
LEASE INFORMATION

1000 year lease from 29/09/1856

Service Charge = £0 pa

Ground Rent = £2 pa

This information has been supplied by the vendor at the time of marketing and is correct to the best of our knowledge. We would recommend that any interested party seeks verification of this information from their solicitor prior to purchase.



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