

Longacre Clevedon BS21 7YX

Offers Over £400,000

marktempler

RESIDENTIAL SALES





 Property Type House - Semi-Detached	 How Big 853.00 sq ft
 Bedrooms 3	 Reception Rooms 2
 Bathrooms 1	 Warmth Gas Central Heating
 Parking Driveway	 Outside Front and Rear
 EPC Rating C	 Council Tax Band C
 Construction Standard	 Tenure Freehold

This beautifully presented contemporary three-bedroom semi-detached home has been thoughtfully extended and upgraded by the current owners to create a stylish and highly versatile family home. Tucked away just off Yeolands Drive, the property enjoys an excellent setting close to riverbank walks, Marshalls Field and Clevedon seafront, making it particularly well suited to families and those who enjoy an active outdoor lifestyle.

The welcoming entrance hall features glazed double doors opening into the sitting room, while the real heart of the home can be found to the rear. Here, the impressive extended kitchen, dining and family room provides a superb open-plan space designed for modern family living and entertaining. Dual-aspect windows, bi-folding doors and skylights flood the room with natural light, creating a bright and inviting environment throughout. The contemporary kitchen is fitted with a range of integrated appliances and a central island incorporating a breakfast bar, while the adjoining seating area enjoys views across the landscaped rear garden.

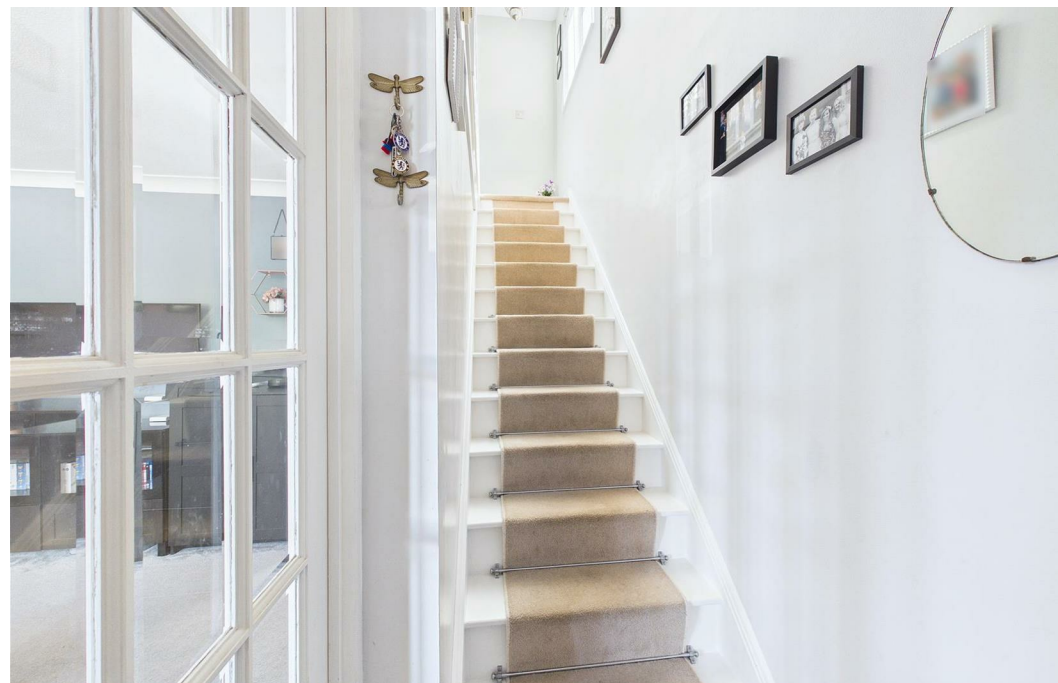
Upstairs, there are three bedrooms, comprising two well-proportioned double rooms and a single bedroom, alongside a modern family bathroom. The accommodation provides a practical balance of shared family space and comfortable private rooms.

Outside, a driveway to the front provides useful off-road parking. The landscaped rear garden has been designed with entertaining and family life in mind, incorporating a large paved patio, artificial lawn and timber decking, providing a choice of spaces for outdoor dining, relaxing and play.

Combining contemporary interiors, generous living accommodation and an attractive position close to Clevedon's coastline and open spaces, this is a superb family home that offers an excellent opportunity for buyers seeking a property that is ready to move straight into.



“A beautifully upgraded family home with exceptional living space and a superb outdoor 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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