

Bay Tree Road Clevedon BS21 6JP

£399,950

marktempler

RESIDENTIAL SALES





**Property Type**  
Bungalow - Detached



**How Big**  
1070.00 sq ft



**Bedrooms**  
3



**Reception Rooms**  
2



**Bathrooms**  
1



**Warmth**  
Gas Central Heating



**Parking**  
Garage and Driveway



**Outside**  
Front and Rear



**EPC Rating**  
E



**Council Tax Band**  
D



**Construction**  
Standard



**Tenure**  
Freehold

This detached three-bedroom bungalow has been updated and extended to provide a practical, comfortable layout well-suited for everyday life. Tucked away at the end of a quiet cul-de-sac, the property offers a sense of privacy while remaining within easy reach of the town centre.

The accommodation is defined by an open-plan rear extension that serves as the functional hub of the home. This bright, versatile space integrates a modern kitchen with a large dining and sitting area, featuring two sets of double doors that open directly onto the south-facing garden. Adjacent to this is a generous living room centered around a feature fireplace. Together, these areas create a light-filled environment ideal for hosting guests. A welcoming hallway leads to the three bedrooms and a central family bathroom, with the layout thoughtfully designed to keep the sleeping quarters separate from the main social spaces.

Outside, the property features well-maintained level gardens to both the front and rear. The south-facing back garden is a particular highlight, offering a lawn, a patio, and a pergola for shade. Practical storage and parking are provided by a timber shed, a driveway, a carport, and an attached single garage.

The location is especially convenient, offering a level walk to local shops and transport links. A private gate at the rear of the garden provides a shortcut to nearby footpaths, making trips into town effortless. Overall, this is a well-balanced and neatly presented home in a quiet yet accessible setting.



A peaceful, extended three-bedroom bungalow perfectly positioned at the head of a quiet cul-de-sac with easy, level access to all town amenities.

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#### 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

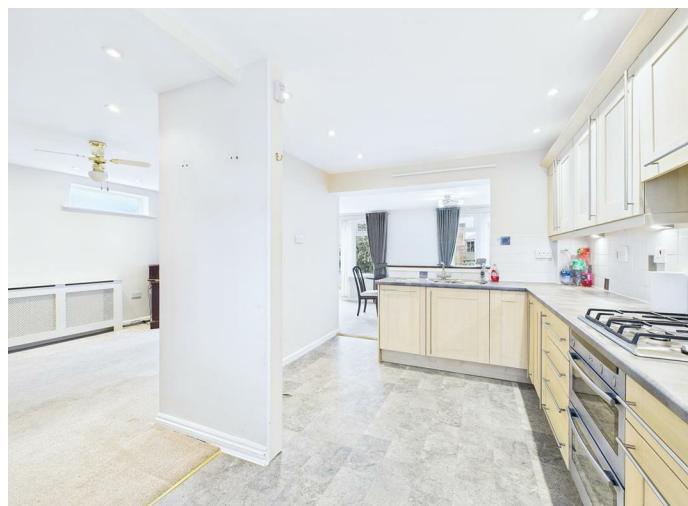
### UTILITIES

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 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](https://www.ofcom.gov.uk/consult/condocs/broadband/broadband-checker/) and is accurate to the best of knowledge.



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