

Rushmoor North Somerset BS21 7YR

£339,950

marktempler

RESIDENTIAL SALES





Property Type

House - Semi-Detached



How Big

775.00 sq ft



Bedrooms

3



Reception Rooms

1



Bathrooms

1



Warmth

Gas Central Heating



Parking

Driveway & Garage



Outside

Front & Rear



EPC Rating



Council Tax Band

C



Construction

Standard



Tenure

Freehold

A beautifully presented and modern three-bedroom semi-detached house, ideally situated within a popular and family-friendly area. The property benefits from an excellent position for enjoying the outdoors, with attractive riverbank walks close by which take you towards the seafront. Mary Elton School and the Strode Leisure Centre are also within a short distance, making this an appealing choice for families looking for convenience and a great local setting.

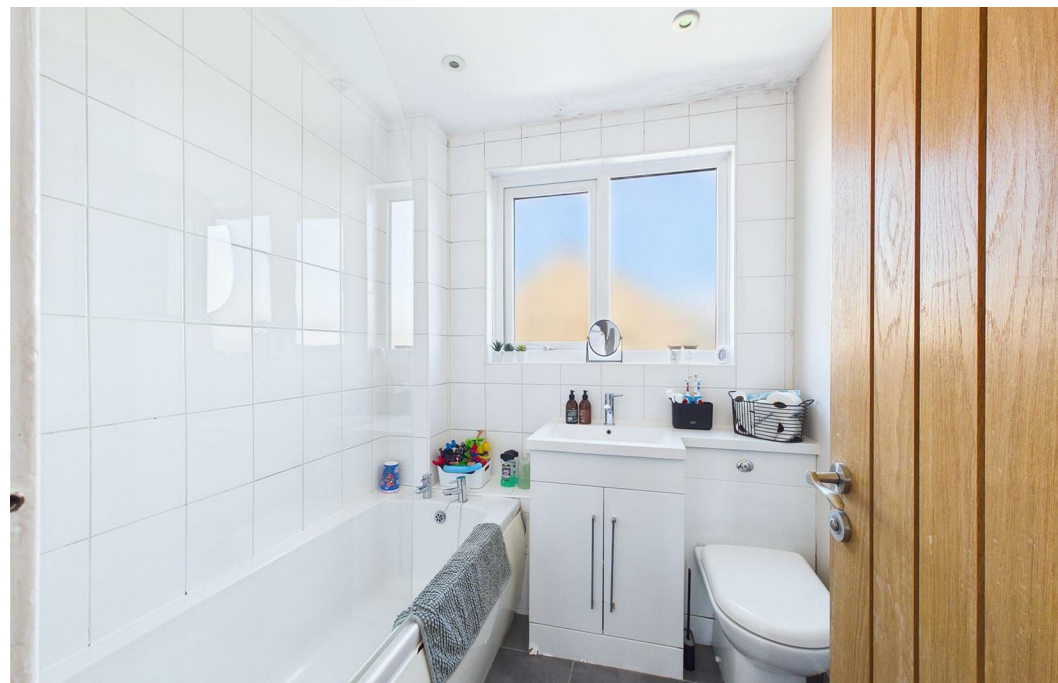
The accommodation is welcomed by an entrance hallway and offers a comfortable sitting room positioned to the front of the property. To the rear is a particularly impressive modern kitchen/dining room, designed with both everyday family life and entertaining in mind. The kitchen features a breakfast bar, a range of built-in appliances and ample space for a dining table, whilst double doors open directly onto the rear garden, creating a lovely flow between the living space and outdoors. To the first floor are three well-proportioned bedrooms, each benefiting from built-in storage, together with a modern family bathroom.

Externally, the property offers excellent off-road parking with a double-length driveway leading to a single garage. The garage has been partially converted to provide a useful home office, ideal for those working from home, whilst retaining a separate area for storage. The garden is designed with easy maintenance in mind, it has a patio seating area for family BBQs and a stretch of artificial lawn, well enclosed and quite secluded.

Offering modern, versatile accommodation in a desirable location, with excellent access to local amenities, leisure facilities, countryside walks and the seafront, this attractive home is perfectly suited to modern family living.



Modern three-bedroom family home offering stylish living spaces, a home office, ample parking and excellent access to riverbank walks and local amenities.



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

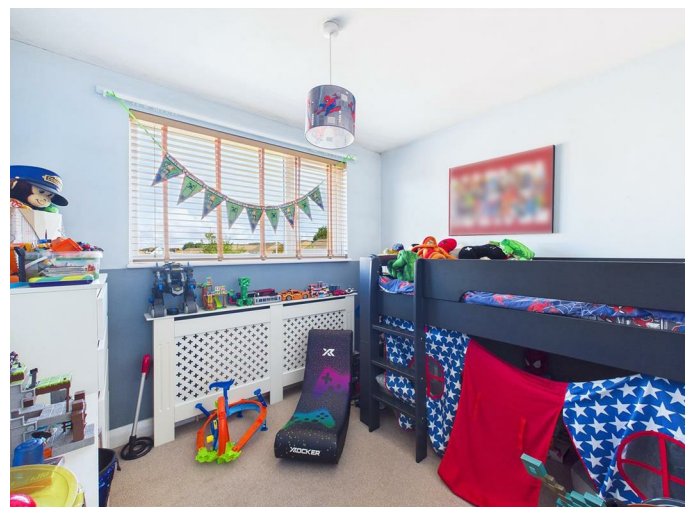
UTILITIES

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 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.



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