

Rushmoor Clevedon BS21 7YR






Offers Over £265,000

marktempler

RESIDENTIAL SALES





|   |   |
|---|---|
| <br><b>Property Type</b><br>Bungalow - Semi Detached | <br><b>How Big</b><br>543.00 sq ft       |
| <br><b>Bedrooms</b><br>2                             | <br><b>Reception Rooms</b><br>1          |
| <br><b>Bathrooms</b><br>1                            | <br><b>Warmth</b><br>Gas Central Heating |
| <br><b>Parking</b><br>Driveway                       | <br><b>Outside</b><br>Rear Garden        |
| <br><b>EPC Rating</b><br>D                         | <br><b>Council Tax Band</b><br>C       |
| <br><b>Construction</b><br>Standard                | <br><b>Tenure</b><br>Freehold          |

This attractive two bedroom semi-detached bungalow enjoys a quiet cul-de-sac setting just off Yeolands Drive, with the added benefit of pedestrian access leading directly to the riverbank footpath—perfect for coastal walks or those with pets. Beautifully maintained and thoughtfully arranged, the home offers a wonderful balance of comfort and practicality in a highly regarded part of Clevedon.

An entrance porch opens into a fitted kitchen, creating a welcoming introduction to the home. The generous living room features a charming fireplace and flows through to an inner hallway, connecting the principal bedroom, second bedroom and bathroom. The second bedroom is currently arranged as a dining room and opens into a bright conservatory, providing additional living space. The principal bedroom benefits from a range of built-in wardrobes.

To the front, a driveway provides off-road parking. The rear garden is a particular highlight, enjoying a sunny orientation with a level lawn, seating areas, timber shed and well-stocked, established borders—ideal for both relaxing and entertaining.

Bungalows in this part of Clevedon are highly sought after, thanks to their close proximity to the seafront, excellent transport links and the West End Post Office, along with scenic walks right on the doorstep.

A rare opportunity to acquire a well-positioned bungalow in a peaceful yet convenient setting—perfect for downsizers, professionals or anyone seeking single-storey living near the coast.



“A peaceful coastal retreat with doorstep walks and a beautiful west-facing garden.”



#### 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

## Material Information

---

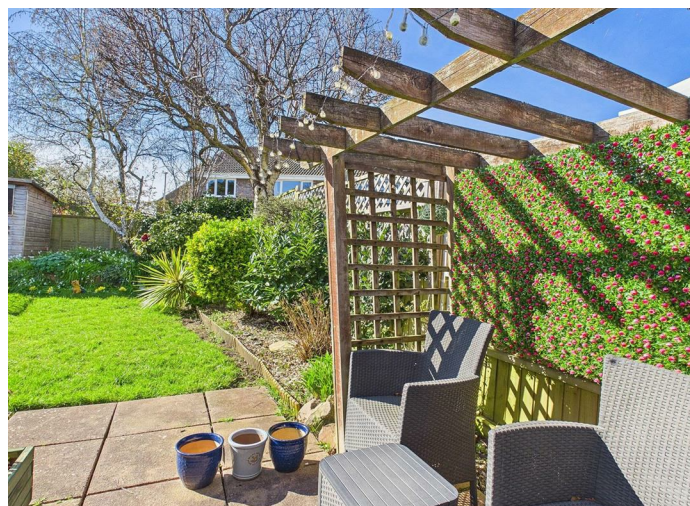
### UTILITIES

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.



For the latest properties and local news follow Mark Templer Residential Sales, Clevedon on:



