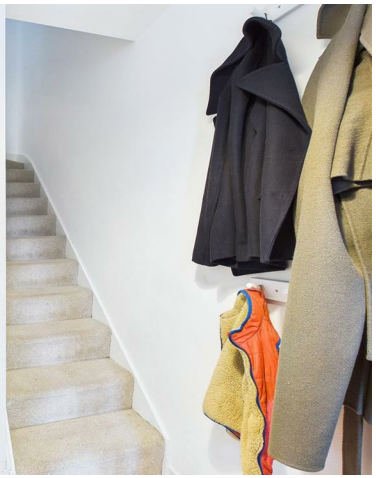
Wells Road Clevedon BS21 6LA | **£330,000**

marktempler
RESIDENTIAL SALES



Property Type
House - Semi-Detached

How Big
818.00 sq ft

Bedrooms
3

Reception Rooms
1

Bathrooms
1

Warmth
Gas Central Heating

Parking
Allocated Parking

Outside
Front and Rear

EPC Rating
D

Council Tax Band
D

Construction
Standard

Tenure
Freehold

Tucked away at the head of a quiet cul-de-sac on Wells Road, this semi-detached three bedroom home is something of a hidden gem, offering well-balanced accommodation and a wonderful sense of privacy both inside and out.

The property is approached via an entrance porch which leads into a welcoming hallway, setting the tone for the space beyond. To the front, a modern fitted kitchen enjoys a pleasant outlook over the private front garden, while to the rear, the living room provides a cosy yet versatile setting, complete with a feature fireplace. This space flows effortlessly into the conservatory, creating an ideal area for a playroom, dining space or additional sitting room, all overlooking the rear garden.

Upstairs, there are three well-proportioned bedrooms, offering flexibility for families, guests or those working from home, alongside a neatly presented family bathroom.

Outside, the gardens are a particular highlight of the home, designed to maximise both privacy and sunlight. The front garden enjoys an easterly aspect, perfect for morning light, while the rear garden faces west, capturing the afternoon and evening sun—ideal for relaxing or entertaining throughout the day. In addition, allocated parking can be found at the end of the shared driveway.

Conveniently located close to Tesco supermarket, well-regarded schools and transport links, this appealing home combines a peaceful setting with everyday convenience, making it a fantastic choice for a range of buyers.

“A deceptively tucked-away home offering privacy, sunlight and versatile living, all within easy reach of everyday essentials.”

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 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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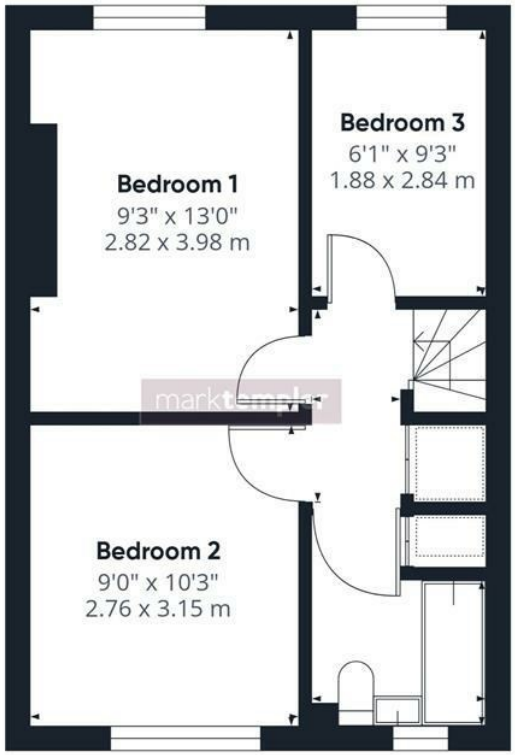

The Property Ombudsman

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