

The Penns Clevedon BS21 5AN

£275,000

marktempler

RESIDENTIAL SALES





Property Type
House - Terraced



How Big
997.00 sq ft



Bedrooms
3



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Garage and Driveway



Outside
Front and Rear



EPC Rating
C



Council Tax Band
B



Construction
Standard



Tenure
Freehold

Situated in a sought after position just off Kenn Moor Drive, this extended terraced family home offers well balanced accommodation ideal for growing families. Conveniently placed for Yeo Moor School and Hazel Close Playing Fields, as well as Clevedon town centre, the property combines space, practicality and location. With an extended living room, three well proportioned bedrooms and low maintenance gardens, this is a superb opportunity offered with no onward chain.

The ground floor begins with an entrance hall leading to an extended living room, providing excellent space for both seating and dining. This generous room enjoys doors opening directly onto the rear garden, allowing for plenty of natural light and an easy indoor/outdoor flow. A fitted kitchen positioned to the side of the lounge area also provides access to the garage and garden.

To the first floor are three well proportioned bedrooms, all offering comfortable accommodation for family living, together with a family bathroom and separate WC.

To the front, a driveway provides off road parking and leads to the integral garage, offering additional storage or potential for further use subject to requirements. The rear garden is enclosed and mainly laid to stone chippings, creating a low maintenance and manageable outdoor space ideal for busy households.

A well located and extended three bedroom family home offering generous living space, practical outside areas and the benefit of no onward chain — an excellent opportunity for those looking to move swiftly.



An extended three bedroom terraced family home set just off Kenn Moor Drive, close to Yeo Moor School, the town centre and Hazel Close Playing Fields, offered for sale with no onward chain.



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 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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