

Griffin Road Clevedon BS21 6HH

£237,000

marktempler

RESIDENTIAL SALES





Property Type
House - End Terrace



How Big
528.00 sq ft



Bedrooms
1



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
On Street



Outside
Courtyard to Rear



EPC Rating
C



Council Tax Band
B



Construction
Standard



Tenure
Freehold

Ideally situated just moments from the heart of Clevedon, this charming home offers a perfect blend of modern efficiency and period-inspired character. Built in 2007, the property provides the peace of mind and low-maintenance lifestyle associated with a contemporary build, while its traditional aesthetic ensures it sits comfortably within its Victorian surroundings.

The interior is surprisingly spacious, defined by generous room proportions that create a sense of light and air throughout. The ground floor is designed for modern living with a social, open-plan layout that seamlessly connects the living and kitchen areas. Upstairs, the property continues to impress with a large double bedroom and a well-appointed bathroom. A notable feature is the loft space; currently providing excellent storage, it offers significant potential for conversion into further accommodation, subject to the necessary planning consents.

The property enjoys a small, south-facing rear courtyard, providing a private and sun-drenched outdoor spot for morning coffee or alfresco dining.

The central location is a significant draw, placing a wide array of amenities right on your doorstep. Residents are within easy walking distance of Clevedon's independent shops, cafes, and supermarkets, as well as the historic Curzon Cinema and the scenic seafront.

Offered with the added advantage of no onward chain, this efficient and versatile home is an ideal choice for first-time buyers, investors, or those seeking a manageable town-centre retreat.



Effortless modern living steps away from Clevedon's vibrant town centre



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

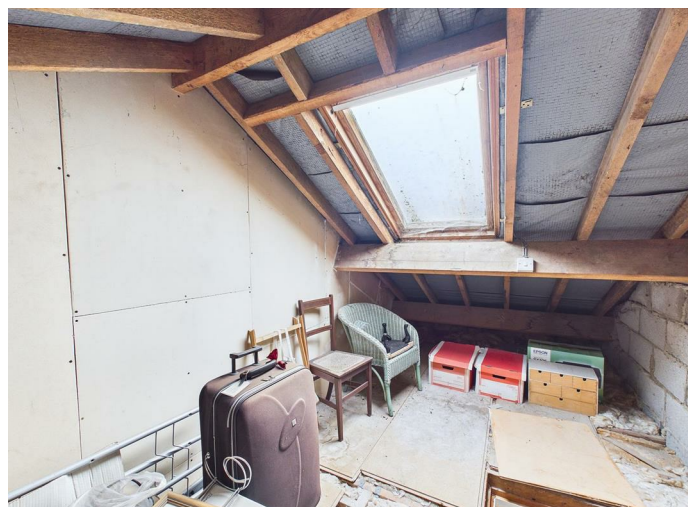
UTILITIES

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 100 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 and is accurate to the best of knowledge.



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