

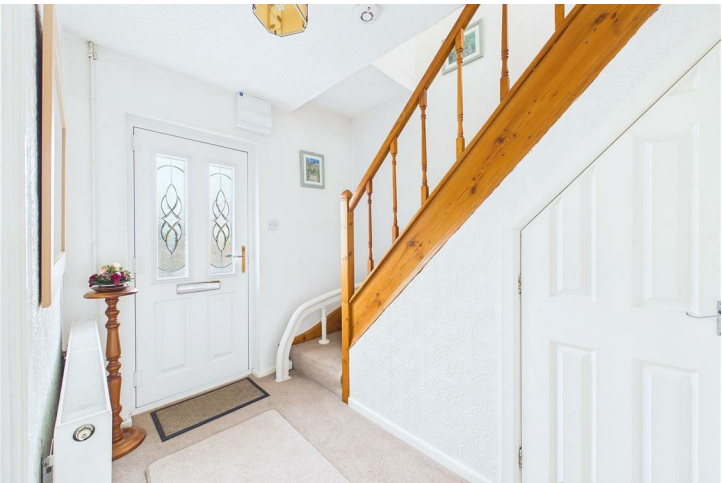
Kenn Road Clevedon BS21 6JY

£349,950

marktempler

RESIDENTIAL SALES





Property Type

House - Semi-Detached



How Big

947.00 sq ft



Bedrooms

3



Reception Rooms

2



Bathrooms

1



Warmth

Gas Central Heating



Parking

Driveway & Garage



Outside

At The Rear



EPC Rating

D



Council Tax Band

C



Construction

Standard



Tenure

Freehold

A superb opportunity to acquire an attractive three-bedroom semi-detached home ideally positioned for convenient access to local amenities, schools and green spaces. First time to the market in over 60 years and offered for sale with no onward chain, this well-proportioned property would make an ideal family home.

A long driveway provides ample off-road parking and leads to the garage, while the welcoming entrance hallway gives access to the principal ground floor accommodation. To the front is a comfortable sitting room, with a modern kitchen offering plenty of storage and a separate dining room with doors opening directly onto the rear garden. There is also a useful downstairs cloakroom.

There is potential to open up the kitchen and dining areas to create a more open-plan living space, subject to the necessary Building Regulations and any other relevant consents. There is also scope for an extension or possible loft conversion, subject to the necessary planning permissions and consents. Upstairs, a central landing leads to three well-proportioned bedrooms and a stylish modern shower room, providing practical accommodation for family living.

The property benefits from a superb south-west facing rear garden, enjoying sunshine throughout the day, with a patio seating area leading onto a generous lawn. There is plenty of space for growing, along with room for sheds and a greenhouse, making this an excellent outdoor space for both entertaining and keen gardeners.

The location is particularly convenient, being within walking distance of the town centre, Tesco and Coleridge Vale Playing Fields, while Yeo Primary School is also close by.



A well presented family home offering generous accommodation, a superb garden, ample parking and excellent access to town, schools and 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 1000 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](https://www.ofcom.gov.uk/consult/condocs/broadband/broadband-checker/) and is accurate to the best of knowledge.



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