The Paddock Clevedon BS21 6JU

£450,000

marktempler
RESIDENTIAL SALES

Property Type
House - Semi-Detached

How Big
1022.57 sq ft

Bedrooms
3

Reception Rooms
2

Bathrooms
1

Warmth
Gas Central Heating

Parking
Driveway and Garage

Outside
Beautiful Rear Garden

EPC Rating
E

Council Tax Band
C

Construction
Standard

Tenure
Freehold

This beautifully presented semi-detached home has been thoughtfully extended to create a superb balance of open-plan living and more traditional reception space, making it perfectly suited to modern family life. Offering three well-proportioned bedrooms, versatile accommodation and an attractive rear garden designed for entertaining, the property effortlessly combines practicality with style.

A welcoming entrance hallway provides access to the principal ground floor accommodation, including a useful utility area, downstairs cloakroom and internal access to the rear garden. The heart of the home is the impressive open-plan kitchen and dining room, where patio doors invite natural light and open onto the garden, creating a seamless indoor-outdoor flow. A doorway leads through to the separate sitting room, which can also be accessed directly from the hallway, providing a cosy retreat away from the main living space.

The first floor offers a spacious landing with two built-in storage cupboards, together with three comfortable bedrooms and a contemporary family bathroom comprising a walk-in shower, wash hand basin, WC and heated towel rail. The principal bedroom benefits from an extensive range of fitted wardrobes and a large front-facing window, while the third bedroom also enjoys the convenience of a built-in storage cupboard.

Outside, the front of the property is laid entirely to driveway, providing ample off-road parking, with side access leading to the enclosed rear garden. Beautifully arranged for both relaxation and entertaining, the garden features a lawn, raised flower borders, a gravelled seating area, a patio ideal for outdoor dining and a charming timber bar, perfect for hosting family and friends. A single garage and a covered bin storage area to the rear complete the outdoor accommodation.

Offering spacious and flexible accommodation in a highly practical layout, this wonderful home is perfectly equipped for modern family living. From the generous entertaining spaces to the beautifully arranged garden, it presents a fantastic opportunity for those seeking comfort, convenience and a home ready to be enjoyed from the moment you move in.

"A thoughtfully extended family home offering generous living spaces, practical accommodation and a garden designed for every occasion."

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 the highest available download speed of 1000 Mbps and the highest available upload speed of 1000 Mbps. Mobile coverage is good outdoors and variable in the 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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Floor 1 Building 1

Floor 0 Building 2

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