

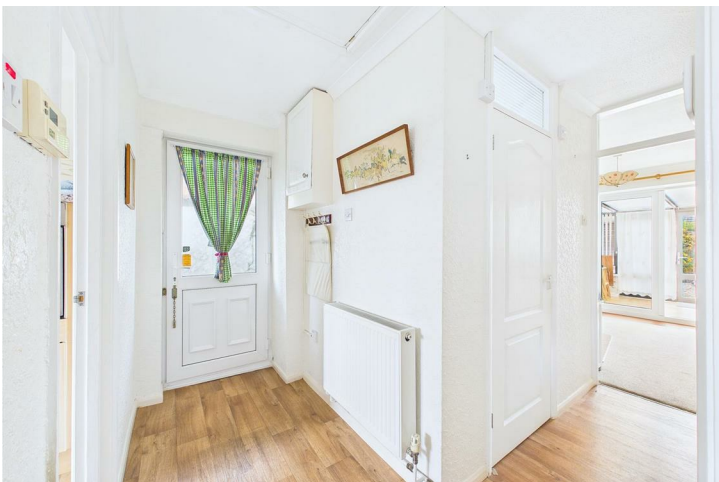
Honiton Road Clevedon BS21 6LR

£319,950

marktempler

RESIDENTIAL SALES





Property Type
Bungalow - Semi
Detached



How Big
737.00 sq ft



Bedrooms
2



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Parking and Garage



Outside
Front & Rear



EPC Rating
C



Council Tax Band
C



Construction
Standard



Tenure
Freehold

This modern semi-detached bungalow is tucked away in a peaceful cul-de-sac in Clevedon, perfectly placed within walking distance of the town centre, Tesco supermarket, and picturesque riverbank walks. Approached via a path, the property enjoys a beautifully maintained front garden, nearby parking, and a single garage conveniently located in a block close by.

Inside, an inviting entrance porch leads to a central hallway, connecting the bright and airy living room and well-equipped kitchen. The kitchen boasts generous storage and a handy pantry cupboard, while the modern shower room is fitted with a white suite. Two spacious double bedrooms provide comfortable accommodation, and the rear conservatory opens onto a manageable garden, laid to patio and lawn, with a side access back to the front.

The garden also features a useful shed and a pleasant seating area, perfect for relaxing, enjoying the sun, or alfresco dining.

In need of some updating, this bungalow offers the ideal opportunity to add personal touches and enhance its charm. Its single-level layout, ease of access, and delightful outdoor space make it particularly well-suited for retired buyers seeking a comfortable, low-maintenance home in a sought-after location.



Two-bedroom semi-detached bungalow in Clevedon with conservatory, manageable garden with shed, bright living spaces, and single-level layout ideal for retirees.



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 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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