

Broadlands Clevedon BS21 6YT

£365,000

marktempler

RESIDENTIAL SALES





Property Type

House - Semi-Detached



How Big

732.00 sq ft



Bedrooms

3



Reception Rooms

1



Bathrooms

1



Warmth

Gas Central Heating



Parking

Driveway & Garage



Outside

To The Rear



EPC Rating

C



Council Tax Band

C



Construction

Standard



Tenure

Freehold

This beautifully presented semi-detached home has been expertly finished throughout and offers stylish, move-in-ready accommodation ideally suited to modern family living. Situated within a popular and well-established residential area, the property is conveniently placed for a range of local amenities, reputable schools and transport links, while public footpaths provide a pleasant walk into Clevedon town centre.

The accommodation is approached via an inviting entrance hall and benefits from LVT flooring throughout the ground floor. A bright dual-aspect living room provides an excellent reception space, with sliding doors opening directly onto the rear garden. The stylish kitchen was refitted in 2023 and features a range of contemporary units, integrated appliances and quality finishes. Upstairs, there are three bedrooms comprising two doubles and a comfortable single room. The exceptional family bathroom was fitted in 2022 and is fully tiled, creating a luxurious and contemporary space.

Outside, the low-maintenance rear garden has been thoughtfully landscaped with a new patio and artificial lawn installed in recent years, providing an attractive area for relaxing and entertaining. To the front, a double-width driveway offers ample parking, while a further driveway and single garage are located just moments around the corner. The garage benefits from access directly into the rear garden, providing flexibility for additional parking, storage or hobby space.

Combining contemporary fixtures and fittings, exceptional presentation and practical family accommodation, this is a superb home ready to be enjoyed from day one.



Beautifully renovated and move-in ready, this stylish family home offers contemporary living, generous parking and a low-maintenance garden.



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 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_160615/broadband_160615.pdf) and is accurate to the best of knowledge.



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