

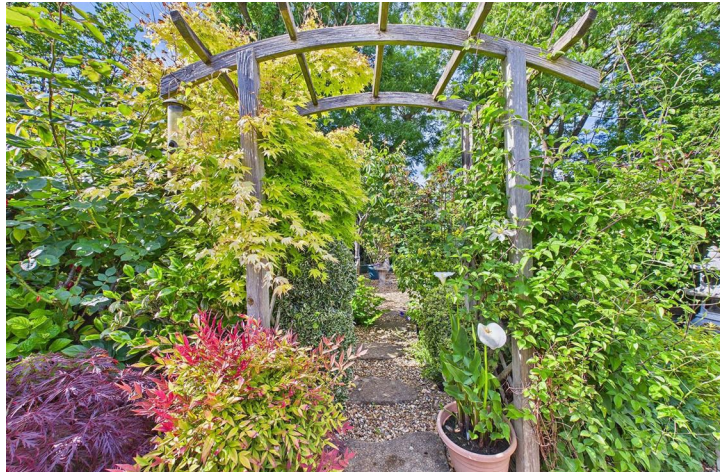
Kingston Avenue Clevedon BS21 6DZ

£299,950

marktempler

RESIDENTIAL SALES





Property Type

House - Semi-Detached



How Big

839.00 sq ft



Bedrooms

2



Reception Rooms

2



Bathrooms

2



Warmth

Gas Central Heating



Parking

Garage and Driveway



Outside

Front and Rear



EPC Rating

D



Council Tax Band

C



Construction

Standard



Tenure

Freehold

Positioned within a sought-after residential area of Clevedon, this charming two-bedroom, semi-detached house offers spacious and versatile accommodation complemented by beautifully established garden and great parking options. Kingston Avenue provides a peaceful setting whilst remaining conveniently close to the town's amenities, making this an ideal opportunity for those seeking comfortable living within a desirable coastal location.

The property is thoughtfully arranged throughout, beginning with an inviting entrance hallway providing access to the majority of the ground floor accommodation. The lounge offers a welcoming and relaxing living space, whilst the kitchen opens into an extended dining area, creating an excellent environment for entertaining and everyday family living. A downstairs shower room further enhances the practicality of the home. To the first floor, a small landing leads to both bedrooms, including a generous principal bedroom benefitting from an ensuite bathroom, alongside a well-proportioned second bedroom.

Externally, the property enjoys delightful gardens. The rear garden is a particular feature, offering sections for alfresco dining, mature trees, established shrubs and colourful flowering borders which create a wonderfully private and peaceful atmosphere. A secluded seating area sits to the rear surrounded by greenery, and side access to the driveway and to the single garage. To the front, there is a pleasant garden area together with tandem driveway parking providing space for approximately two to three vehicles.

Clevedon continues to be one of North Somerset's most desirable coastal towns, renowned for its attractive Victorian seafront, iconic pier and excellent range of independent shops, cafés and leisure facilities. Kingston Avenue is well placed for convenient access to local amenities, schools and transport links to Bristol and beyond, offering an excellent balance of coastal charm and everyday convenience.



A well-kept home with flexible living space, mature gardens and good parking in a popular Clevedon location



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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