

Claremont Gardens BS21 5BH

£349,950

marktemppler

RESIDENTIAL SALES





Property Type

House - Semi-Detached



How Big

1088.00 sq ft



Bedrooms

3



Reception Rooms

1



Bathrooms

1



Warmth

Gas Central Heating



Parking

Driveway & Garage



Outside

Front & Rear



EPC Rating

D



Council Tax Band

C



Construction

Standard



Tenure

Freehold

Occupying a prime position at the end of a quiet cul-de-sac, this extended semi-detached home offers generous and versatile accommodation, ideally located within walking distance of local supermarkets and playing fields, and backing directly onto popular riverbank walks.

The property has been thoughtfully extended from its original build to create excellent living space, with a bright dual-aspect living room featuring a log-burning fire and doors opening onto the garden. A modern kitchen also enjoys direct access outside, providing a natural flow between indoor and outdoor living.

Upstairs, there are three bedrooms and a family bathroom, with the spacious main bedroom benefiting from a dual-aspect outlook and attractive countryside views. Throughout the home there is ample storage, adding to its practicality.

Externally, the house is complemented by a double-width driveway providing ample parking, along with a single garage. The rear garden is a particular highlight, offering a secluded setting with a combination of lawn and patio seating areas, ideal for relaxing or entertaining.



An extended three bedroom semi-detached home in a quiet cul-de-sac, offering generous living space, countryside views, garden, garage, parking and riverside walks nearby.



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.



For the latest properties and local news follow Mark Templer Residential Sales, Clevedon on:





Mark Templer Residential Sales and any joint agents wish to make the following clear: (i) They have no authority to make or give representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances, or measurements provided are approximate. The text, photographs, and plans are for guidance purposes only and may not be comprehensive. It should not be assumed that the property has all required planning permissions, building regulations, or other consents. Mark Templer has not tested any services, equipment, or facilities. Purchasers are advised to satisfy themselves through inspection or other means. (iii) In accordance with the Consumer Protection from Unfair Trading Regulations, please note that the working condition of services or kitchen appliances has not been verified by the agents. However, at the time of preparing these particulars, we were informed that all were in working order. Any items described within these property details are not automatically included within any sale and would need to be confirmed with the seller.