Elgar Close Clevedon BS21 5BS

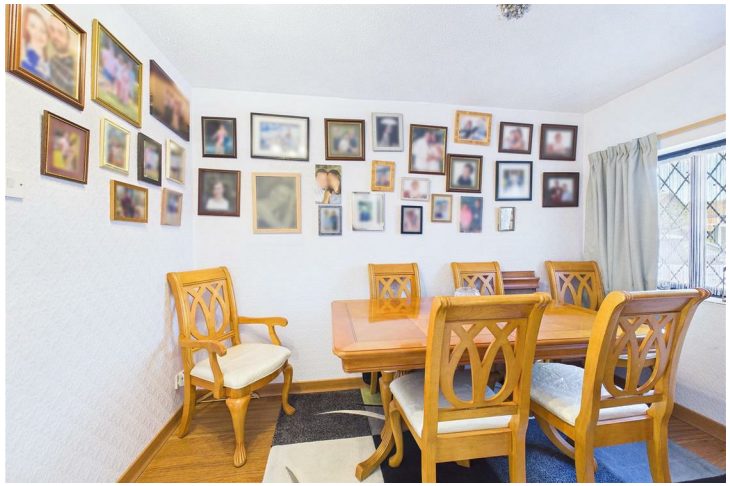
£340,000

marktempler

RESIDENTIAL SALES









Property Type
House - End Terrace

How Big
933.00 sq ft

Bedrooms
3

Reception Rooms
2

Bathrooms
1

Warmth
Warm Air Heating

Parking
Driveway

Outside
Landscaped Garden

EPC Rating
D

Council Tax Band
C

Construction
Standard

Tenure
Freehold

This modern end-terrace home enjoys a quiet position within a popular cul-de-sac just off Kenn Moor Drive, offering light-filled, well-balanced accommodation that has been thoughtfully extended to suit modern family living. The property combines practical space with a welcoming feel, ideal for both everyday life and entertaining.

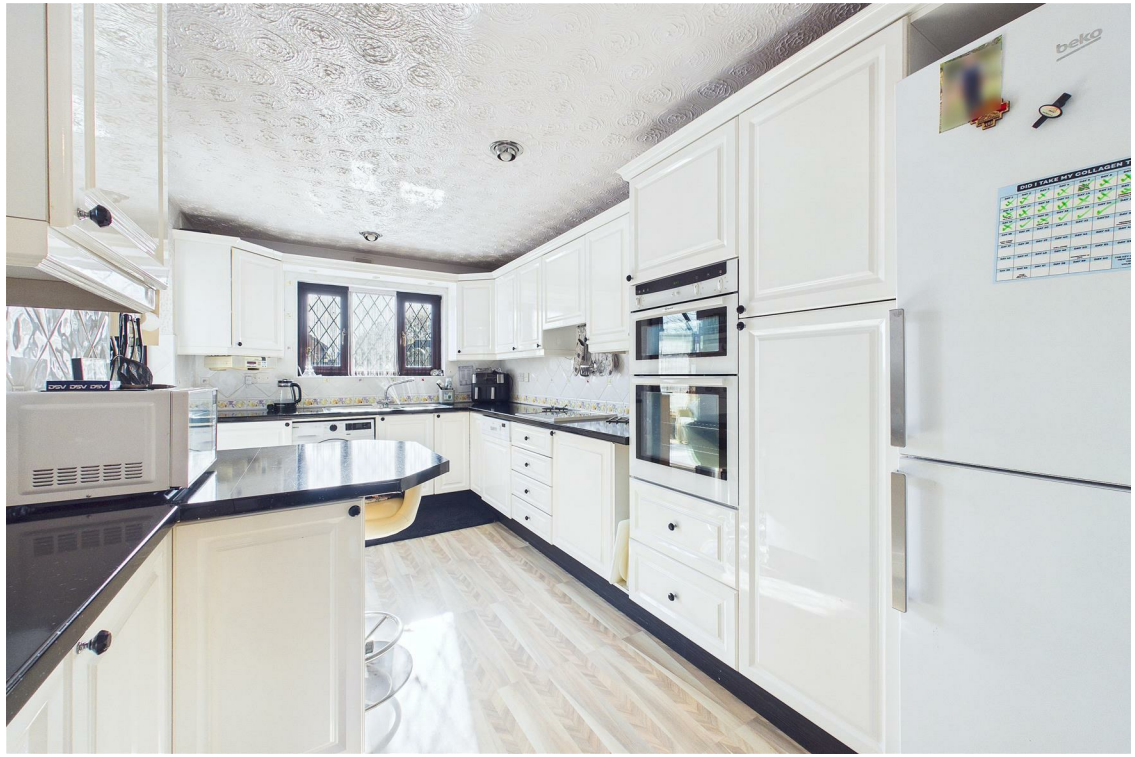
The entrance hall leads through to a bright dual-aspect living room, creating a comfortable space to relax. A separate dining room connects seamlessly to a well-proportioned kitchen, complete with a breakfast bar for informal dining, while the conservatory to the rear provides a versatile additional reception area overlooking the garden—perfect as a playroom, home office or second sitting space. Upstairs, there are three well-sized bedrooms along with a neatly presented family bathroom benefitting from an electric shower. The heating is a warm air system that heats air within a central unit before distributing it throughout the property via a network of ducts and vents, providing quick and even heating to each room.

Outside, the property continues to impress. A full-width driveway to the front provides ample off-road parking, while the rear garden has been attractively landscaped for ease of maintenance and enjoyment. With artificial lawn and paved seating areas, it offers an ideal setting for alfresco dining, entertaining, and a safe space for children to play.

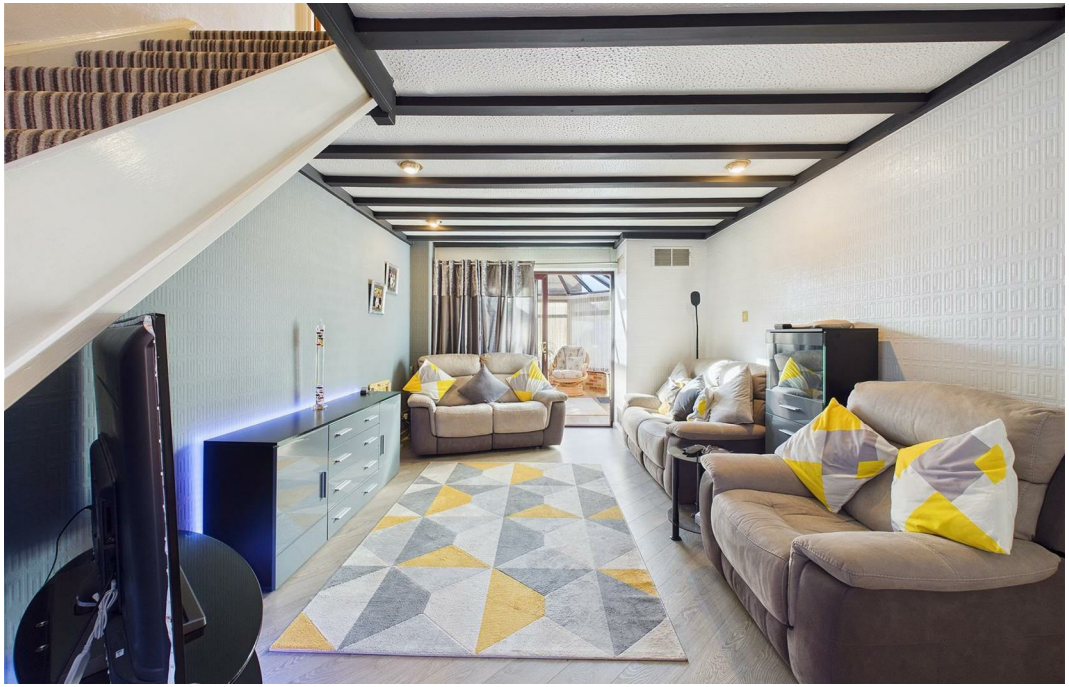
Situated on Elgar Close, the home is conveniently placed within easy reach of local playing fields, supermarkets, well-regarded schools and excellent transport links, making it a superb choice for families and commuters alike.

Altogether, this is a well-rounded home that blends space, convenience and a desirable location, ready for its next chapter.





“A fantastic blend of space, practicality and location, perfect for modern family living.”





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

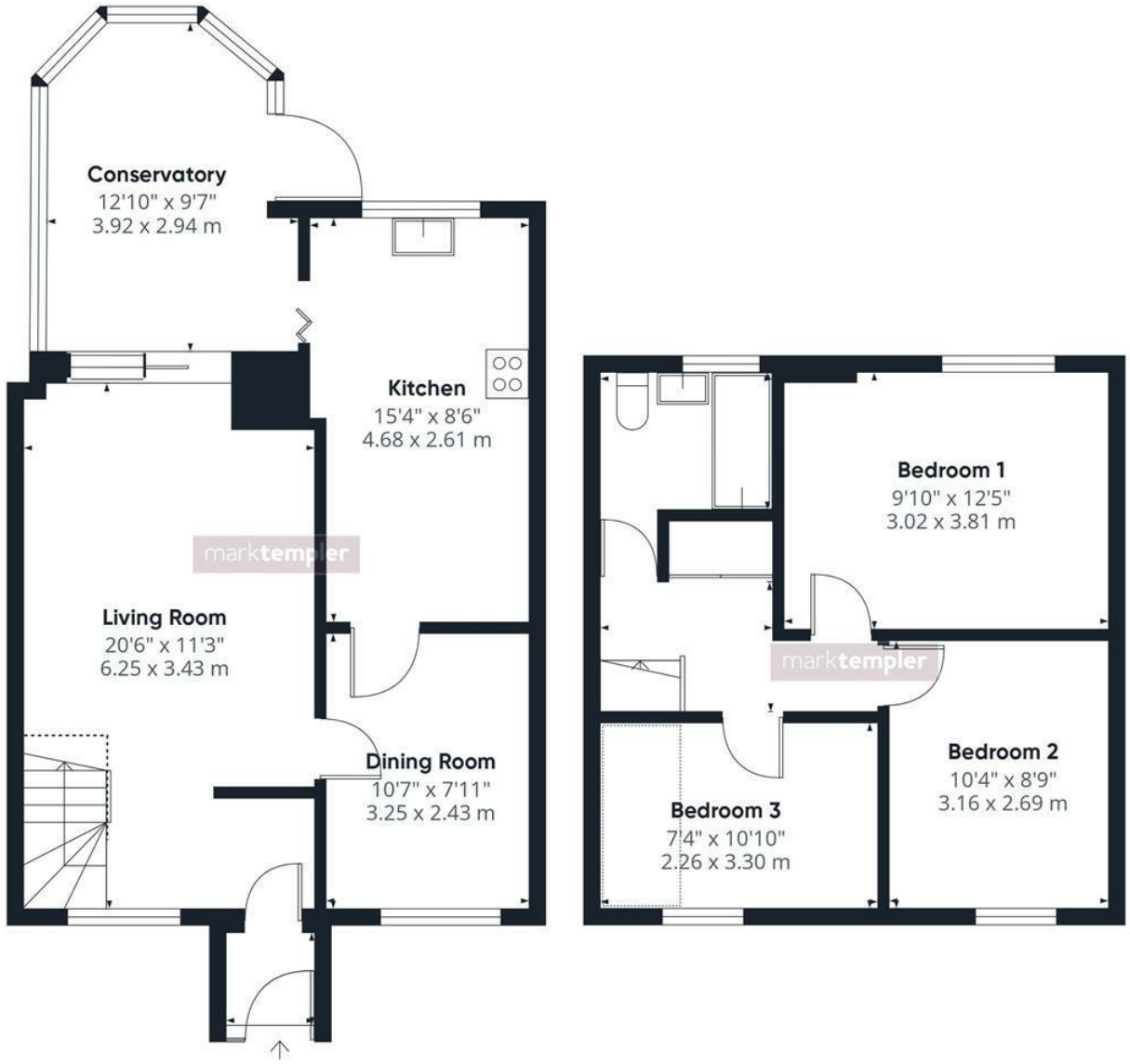
UTILITIES
Warm air heating system
Mains electric, gas, water and drainage.

BROADBAND AND MOBILE COVERAGE
Ultrafast broadband available with highest available download speed 1800 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 and is accurate to the best of knowledge.

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