Newlands Green Clevedon BS21 5BU | **£275,000**

marktempler
RESIDENTIAL SALES

Property Type
House - Terraced

How Big
646.00 sq ft

Bedrooms
2

Reception Rooms
1

Bathrooms
1

Warmth
Gas Central Heating

Parking
Allocated Space

Outside
Front and Rear

EPC Rating
C

Council Tax Band
B

Construction
Standard

Tenure
Freehold

Situated in a peaceful cul-de-sac on the outskirts of Clevedon, this modern two-bedroom home offers a perfect blend of quiet residential living and easy access to local amenities. Positioned close to scenic riverbank walks, the property remains conveniently located for supermarkets, transport links, and local schools. The current owners have thoughtfully upgraded the interior, creating a contemporary feel throughout that makes it an ideal choice for a variety of buyers.

The accommodation is defined by its bright, open-plan design, particularly within the modern kitchen. This stylish heart of the home features a large breakfast bar that provides a social hub while offering clever hidden storage below. The living spaces flow naturally, complemented by large windows and a bright conservatory that extends the ground floor footprint. Upstairs, the home continues to impress with two well-proportioned bedrooms and a sleek, modern family bathroom finished with contemporary fixtures.

Outside, the property has been designed for ease of use with low-maintenance gardens to both the front and rear. The south-facing rear garden is a particular highlight, providing a sunny and private retreat. This space has been attractively landscaped with a lovely patio area for outdoor dining, an artificial lawn for year-round greenery, and a raised flower bed, all fully enclosed by secure timber fencing. Additionally, the property benefits from a nearby allocated parking space.

In conclusion, this home represents a fantastic opportunity to acquire a move-in-ready property in a sought-after fringe location. By combining contemporary interior upgrades with a sun-drenched, low-maintenance garden, it offers a lifestyle of comfort and convenience in a prime Clevedon setting.

A beautifully upgraded two-bedroom home in a quiet cul-de-sac, featuring an open-plan kitchen with a breakfast bar and a south-facing low-maintenance garden

HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

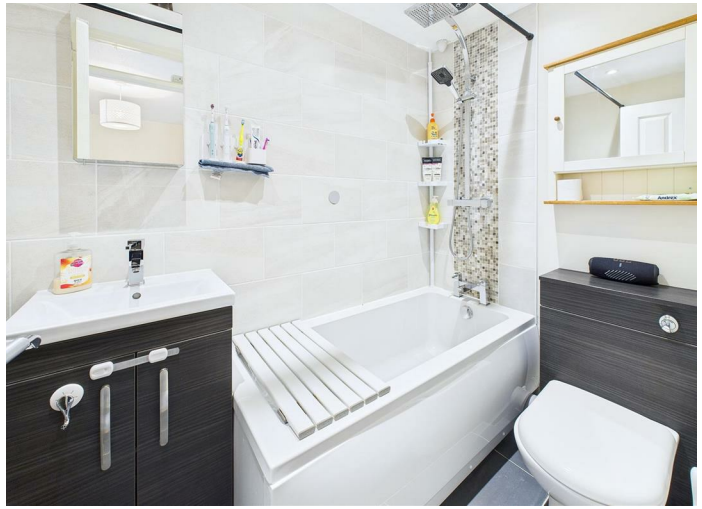
Proof of Identification - Please note there is a £12 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original 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 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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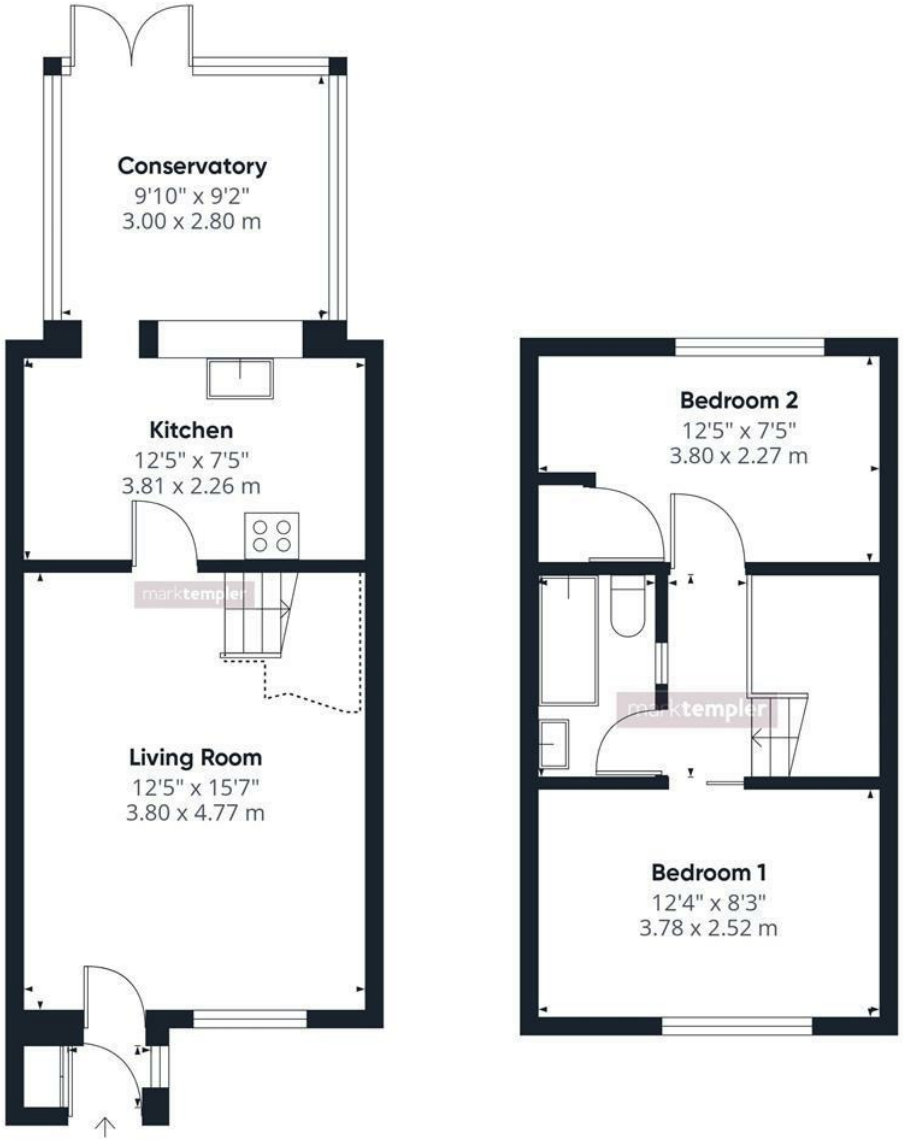

The Property Ombudsman

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