

Keenes Way Clevedon BS21 6PY

£325,000

marktempler

RESIDENTIAL SALES





Property Type
House - Terraced



How Big
753.00 sq ft



Bedrooms
3



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Driveway



Outside
Front and Rear



EPC Rating
C



Council Tax Band
B



Construction
Standard



Tenure
Freehold

This modern three bedroom home is set within a popular cul-de-sac just off Strode Road, ideally positioned between Clevedon's charming seafront and vibrant town centre. Thoughtfully modernised by the current owners, the property now offers a fresh and contemporary feel throughout, perfectly suited to a wide range of buyers looking for a home ready to move straight into. The setting is particularly appealing thanks to its peaceful riverside position, with the rear garden enjoying direct access onto the riverbank beyond.

Approached via a gated pathway, the property benefits from off road parking to the front and a welcoming entrance hallway once inside. Cleverly designed storage cupboards provide excellent practicality, while the modern kitchen enjoys a stylish finish with plenty of workspace and storage. To the rear of the home is a superb L-shaped living and dining room, creating a versatile and sociable space ideal for both relaxing and entertaining, with access onto the rear garden, allowing natural light to pour into the room and enhancing the connection to the outside space.

Upstairs, the landing continues the practical theme with additional built-in storage cupboards. There are three well proportioned bedrooms, each thoughtfully presented, alongside a modern family bathroom serving the accommodation.

Outside, the rear garden has been designed with ease of maintenance in mind whilst making the very most of its sunny south-facing aspect. This is a wonderful space to enjoy outdoor dining, entertaining or simply relaxing in the sunshine, with the added attraction of a gate opening directly onto the riverside bank behind.

Keenes Way enjoys a highly convenient position within easy reach of Clevedon's attractive seafront, independent shops, cafes and restaurants, while nearby schools and transport links make the area equally practical for families and commuters alike.



“An enviable riverside setting combined with stylish modern interiors makes this a home perfectly suited to both relaxed living and everyday convenience.”



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 1800 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.

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