

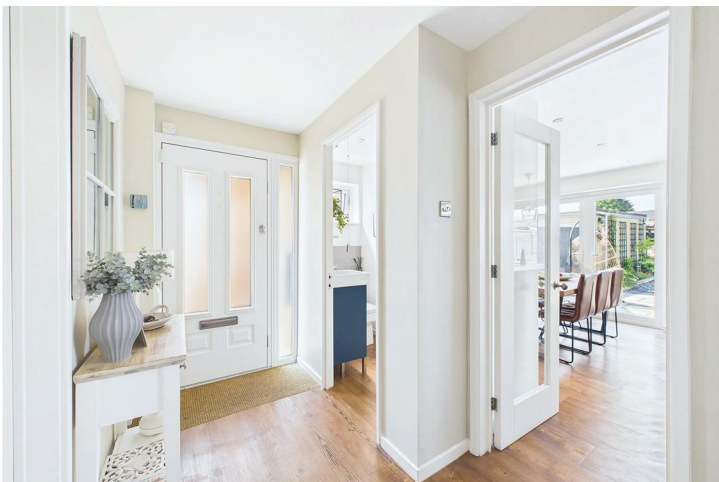
Turner Way Clevedon BS21 7YN

£550,000

marktempler

RESIDENTIAL SALES





**Property Type**  
House - Detached



**How Big**  
1227.00 sq ft



**Bedrooms**  
4



**Reception Rooms**  
1



**Bathrooms**  
1



**Warmth**  
Gas Central Heating



**Parking**  
Driveway & Garage



**Outside**  
Front & Rear Gardens



**EPC Rating**  
D



**Council Tax Band**  
E



**Construction**  
Standard



**Tenure**  
Freehold

Enjoying a superb position within one of Clevedon's most desirable family locations, this outstanding detached home offers beautifully presented accommodation with a high-quality finish throughout. Ready to move straight into, the property is ideally placed for Mary Elton Primary School, Strode Leisure Centre, local supermarkets, gyms, playing fields and attractive riverside walks leading to the seafront.

A welcoming central hallway with a downstairs cloakroom leads to a comfortable front-facing sitting room, while the heart of the home is the impressive open-plan kitchen and living space across the rear. Flooded with natural light, this superb room features two sets of double doors opening onto the garden, creating a seamless connection between the indoor and outdoor living spaces. The stylish kitchen is fitted with an extensive range of storage, integrated appliances and a central island with seating, making it ideal for both everyday family life and entertaining. Practicality is further enhanced by excellent storage throughout the property, together with a dedicated upstairs laundry cupboard housing the washing machine and tumble dryer.

The first floor is centred around a spacious landing leading to four well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes, while the contemporary family bathroom is beautifully appointed with both a bath and a walk-in shower.

Outside, the property enjoys a driveway providing parking for at least three cars, leading to a single garage. The front garden is laid to lawn and enclosed by mature hedging, while the exceptional rear garden offers a large patio adjoining the house, an extensive lawn and a raised decked barbecue area. Thoughtfully designed, the garden is fairly secluded and well enclosed, providing an excellent space for families and outdoor entertaining.

Offering stylish accommodation, generous outside space and an outstanding location close to a wealth of amenities, this is an exceptional family home ready to be enjoyed.



A beautifully presented detached family home offering stylish, move-in-ready accommodation, exceptional gardens and an enviable location close to schools, amenities and the seafront.

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#### HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

**Proof of Identification** - Please note there is a £24 (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 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.

### STAFF DISCLAIMER

In accordance with the Estate Agent Act of 1979, please note that the vendor is a relative of an employee of Mark Templer Residential Sales.



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