

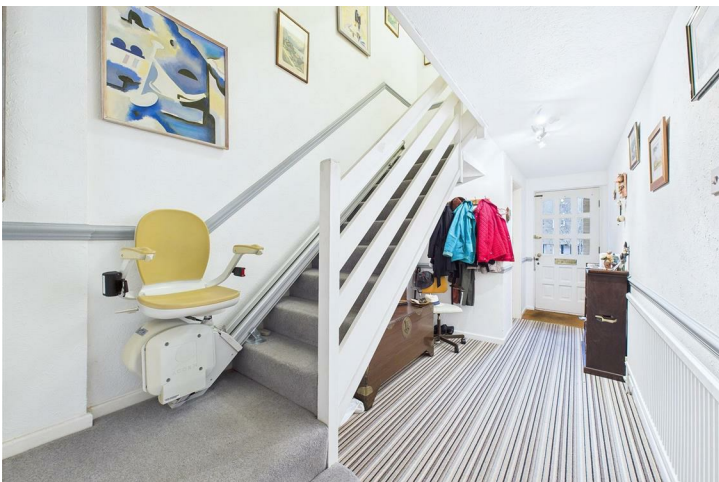
Friary Close Clevedon BS21 7QA

£545,000

marktempler

RESIDENTIAL SALES





Property Type
House - Townhouse



How Big
1296.00 sq ft



Bedrooms
3



Reception Rooms
2



Bathrooms
2



Warmth
Gas Central Heating



Parking
Garage and Driveway



Outside
Rear Garden



EPC Rating
D



Council Tax Band
D



Construction
Standard



Tenure
Freehold

Set within a peaceful cul-de-sac in the highly admired Mid Clevedon area, this beautifully presented modern townhouse enjoys an unrivalled position just moments from Hill Road's eclectic mix of cafés, bars, restaurants and independent shops. The location is perfect for those who want to embrace the best of Clevedon living, with the seafront, pier and promenade all within a short and pleasant stroll.

Arranged over three well-planned floors, the property offers generous and versatile accommodation. The standout feature is unquestionably the first floor, where the main living spaces are brought together. A bright and welcoming living room sits to the front of the house, while to the rear, the impressive kitchen/dining room provides the perfect hub for everyday living and entertaining. Here, double doors open directly onto the garden, effortlessly connecting inside and outside space.

The ground floor includes a useful study, ideal for remote working, along with a utility/shower room and a convenient cloakroom. Upstairs, the top floor offers three bedrooms, including a well-proportioned principal bedroom, complemented by a family bathroom.

Outside, the property continues to impress. A double-width driveway provides valuable off-street parking, while the rear garden offers a peaceful and attractive retreat. Immediately outside the dining room is a lower patio area—perfect for alfresco dining—leading up to a raised timber deck surrounded by established planting, creating two inviting spaces to relax and enjoy the sunshine.

This is a superb opportunity to acquire a modern home in one of Clevedon's most desirable locations—quiet, convenient, and just seconds from the vibrant heart of Hill Road.



A contemporary townhouse tucked away in a quiet Mid Clevedon cul-de-sac, just seconds from Hill Road's vibrant cafés, bars and independent shops, and a short stroll from the seafront.



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

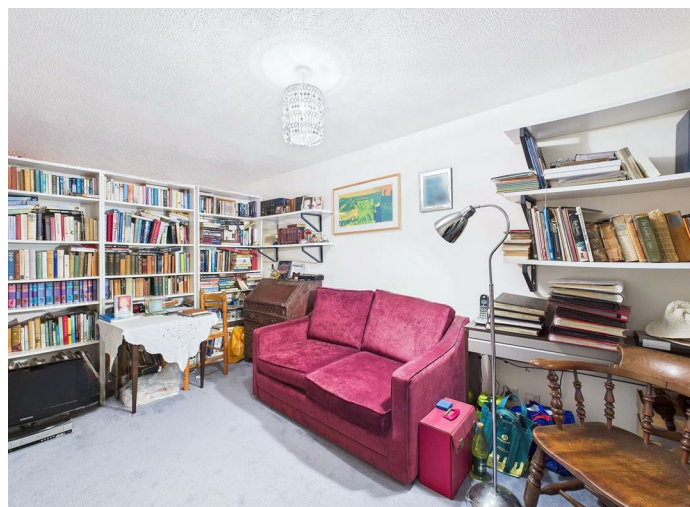
UTILITIES

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 100 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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