

Sandford Close Clevedon BS21 7UZ

£480,000

marktempler

RESIDENTIAL SALES





**Property Type**  
House - Detached



**How Big**  
1221.00 sq ft



**Bedrooms**  
3



**Reception Rooms**  
1



**Bathrooms**  
1



**Warmth**  
Gas Central Heating



**Parking**  
Garage and Driveway



**Outside**  
Front and Rear



**EPC Rating**  
D



**Council Tax Band**  
D



**Construction**  
Standard



**Tenure**  
Freehold

Tucked away in the sought-after Sandford Close, this modern three-bedroom detached home offers a wonderful balance of practical family living and versatile entertaining space. Thoughtfully extended and well maintained throughout, the property enjoys a peaceful cul-de-sac position with driveway parking, a single garage and attractive gardens to both front and rear.

To the front of the property, the kitchen flows seamlessly into a bright and airy dining space, created through a thoughtful extension and ideal for family meals or entertaining, with the added convenience of a downstairs WC and wash hand basin nearby. From the hallway, the spacious living room provides a comfortable everyday hub of the home, while a full-width conservatory to the rear adds valuable additional living space, filled with natural light and featuring patio doors opening onto the beautifully maintained rear garden.

Upstairs, the property offers three well-proportioned bedrooms, including two generous doubles and a comfortable single bedroom, ideal as a nursery, home office or child's room. The layout is perfectly suited to growing families, downsizers seeking flexibility or those working from home.

Outside, the property enjoys a small front garden alongside a driveway leading to the single garage. To the rear, the enclosed garden offers an attractive and private setting with space to enjoy outdoor dining and family time, complete with a useful shed, wood store and rear access directly into the garage.

Sandford Close enjoys a pleasant position within Clevedon, offering easy access to local schools, amenities and transport links, while the town's picturesque seafront, countryside walks and independent shops remain close at hand. This is a fantastic opportunity to secure a detached family home in a popular and convenient location.



"A beautifully balanced family home with space to grow, relax and entertain."



#### 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

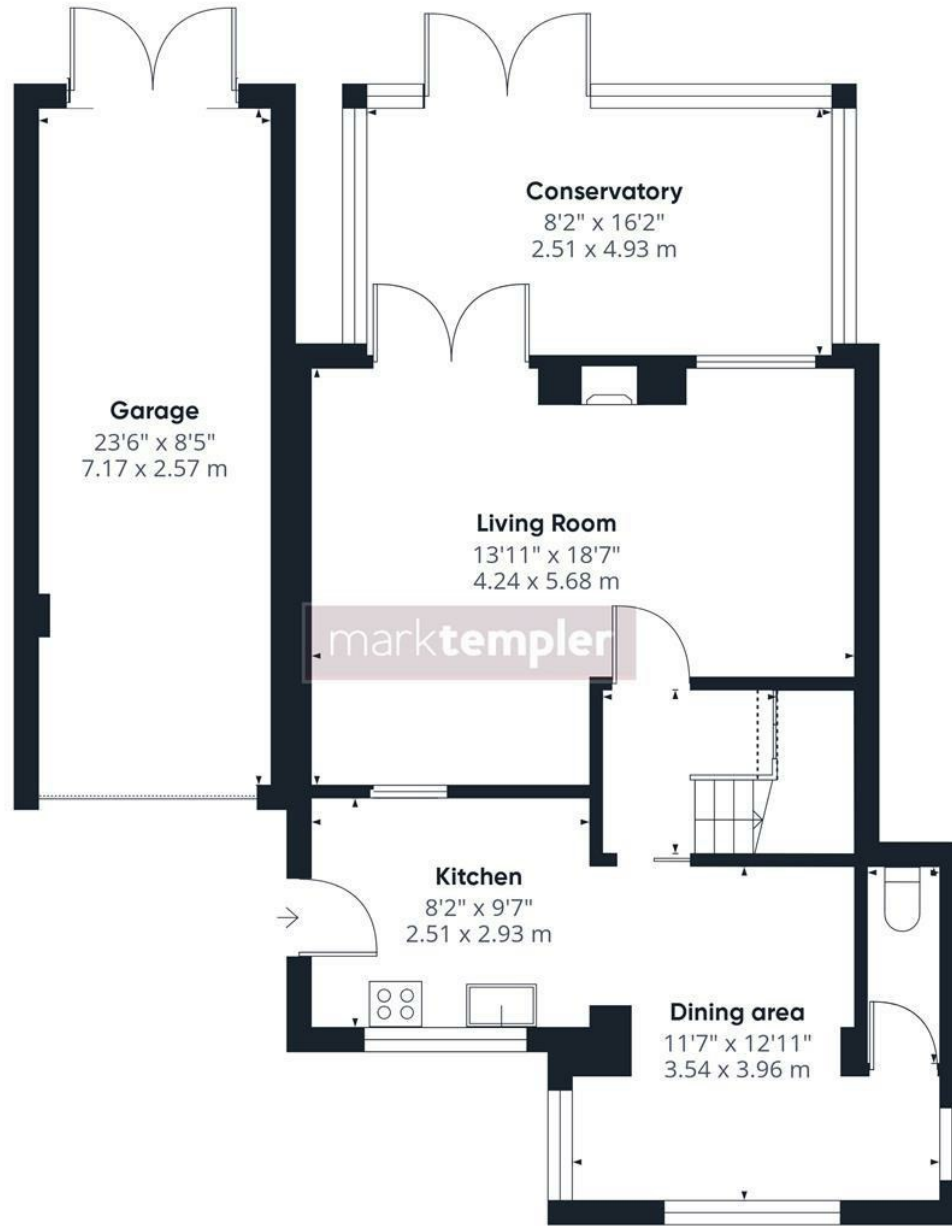
Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 100 Mbps. Mobile coverage is variable outdoor. Subject to your network.

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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