

Westbourne Avenue Clevedon BS21 7XY

£340,000

marktempler

RESIDENTIAL SALES





Property Type	House - End Terrace
How Big	1257.00 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	A
Construction	Standard
Tenure	Freehold

Tucked away in a peaceful residential setting just a short stroll from Clevedon's iconic seafront, Salthouse Fields and the ever-popular Marine Lake, this appealing end-of-terrace home offers well-balanced accommodation—ideal for families or anyone seeking a relaxed coastal lifestyle.

Inside, a welcoming entrance hall sets the tone, leading to a bright, dual-aspect living room with generous proportions and a charming open fire—perfect for relaxing or entertaining. Across the hall, a bay-fronted dining room opens to the adjoining kitchen, which provides excellent worktop and storage space along with a lovely outlook over the rear garden. A useful utility room and a ground-floor shower room complete the downstairs layout.

Upstairs, there are three bedrooms—two spacious doubles and a flexible third, ideal as a nursery, home office or guest room—served by a family bathroom with a modern white suite.

Outside, a private driveway runs alongside the house, leading to a detached garage offering secure parking or additional storage. The rear garden has been thoughtfully designed with ease of maintenance in mind, featuring stone chippings, a sunny seating area and a dedicated vegetable patch.

With Clevedon's beautiful coastline, open green spaces, and the independent shops and cafés of Hill Road all within easy reach, this is a rare opportunity to secure a comfortable and well-located home in one of the town's most desirable neighbourhoods.



A spacious and well-balanced end-of-terrace home just moments from Clevedon's seafront, parks and Clevedon's vibrant amenities.



#### HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

**Proof of Identification** - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

**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 **Head Projects (Surveyors)**: 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 220 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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