

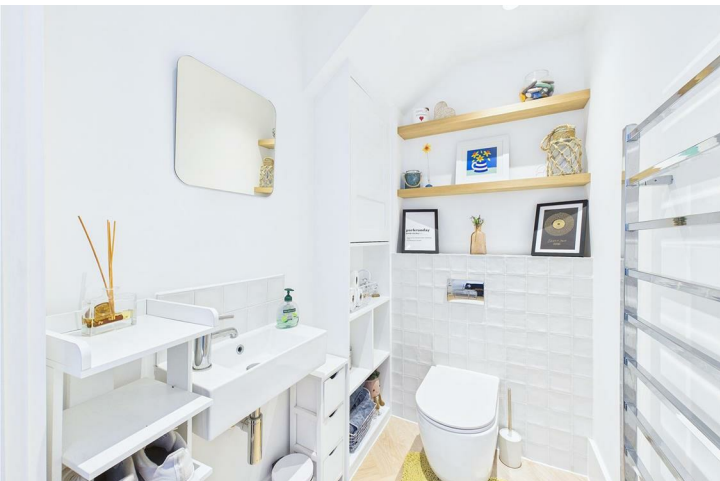
Woodlands Road Clevedon BS21 7GF

£525,000

marktempler

RESIDENTIAL SALES





Property Type
House - End Terrace



How Big
1041.00 sq ft



Bedrooms
3



Reception Rooms
1



Bathrooms
2



Warmth
Gas Central Heating



Parking
Two Allocated Spaces



Outside
To The Rear



EPC Rating
B



Council Tax Band
D



Construction
Standard



Tenure
Freehold

Situated in the heart of mid Clevedon, Stafford Mews is a beautifully appointed newly built three-bedroom home, perfectly placed to enjoy the very best of this vibrant coastal town. Boutique shops, independent cafés, bars and restaurants are all on your doorstep, while Clevedon Seafront and the iconic Clevedon Pier are just a short and pleasant walk away.

The property showcases stylish interiors and high-quality fittings throughout, beginning with a welcoming entrance hall leading to a convenient downstairs cloakroom. The heart of the home is the impressive open-plan kitchen living space, where an attractive kitchen with integrated appliances flows effortlessly into a light-filled living area. Folding doors open directly onto the garden, creating a wonderful connection between indoor and outdoor spaces, ideal for both everyday living and entertaining. Upstairs, a bright landing leads to three well-proportioned bedrooms, including a principal bedroom with a luxury en suite shower room, complemented by a sleek family bathroom. A generous storage cupboard on the landing adds further practicality.

Outside, the westerly-facing garden is thoughtfully arranged over two tiers, with a lawn and a patio BBQ area providing the perfect setting for relaxing or hosting friends and family. Two allocated parking spaces complete the package.

Mid Clevedon offers an excellent lifestyle, with a thriving independent café and restaurant scene, easy access to coastal walks, green spaces and a strong sense of community, all complemented by popular events such as the monthly Sunday market.



' A stylish three-bedroom home in mid Clevedon with open-plan living, garden, parking, and easy access to seafront, cafés and vibrant local amenities'.



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 220 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.



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