Westbourne Avenue Clevedon BS21 7UA | **£399,950**

marktempler
RESIDENTIAL SALES

Property Type
House - Semi-Detached

How Big
1007.00 sq ft

Bedrooms
3

Reception Rooms
2

Bathrooms
1

Warmth
Gas Central Heating

Parking
Driveway

Outside
Front and Rear

EPC Rating
D

Council Tax Band
C

Construction
Standard

Tenure
Freehold

This attractive 1930s semi-detached home is situated in a highly regarded residential position within the West End of Clevedon, just a short stroll from the local Post Office, Marine Lake and the open green and coastal spaces of Marshalls Field. Offering generous accommodation and now in need of updating, the property presents a wonderful opportunity for buyers to create a superb family home, with excellent potential to extend, subject to the necessary consents.

In brief, the accommodation comprises an entrance hall with stairs rising to the first floor, a bright bay-fronted living room flooded with natural light, and a separate dining area which flows seamlessly into the conservatory. The galley-style kitchen also provides access to the conservatory, a delightful space enjoying a pleasant outlook over the garden and direct access outside. To the first floor, there are three bedrooms, including a bay-fronted principal bedroom and a well-proportioned second double bedroom, together with a third bedroom ideal as a nursery, home office or child's room. A family bathroom completes the accommodation.

Outside, the property benefits from a driveway to the front providing off-road parking, with a pretty garden set behind a low-level boundary wall, adding to the home's kerb appeal. To the rear, the established south-facing garden is a particular highlight, enjoying a sunny aspect with two patio areas ideal for summer barbecues, a level lawn and a variety of mature trees and shrubs creating a pleasant and private setting.

Offered for sale with no onward chain, this is a fantastic opportunity for those seeking a home their family can grow into, in one of Clevedon's most desirable locations.

“A classic 1930s home brimming with potential, perfectly placed for family life by the coast.”

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

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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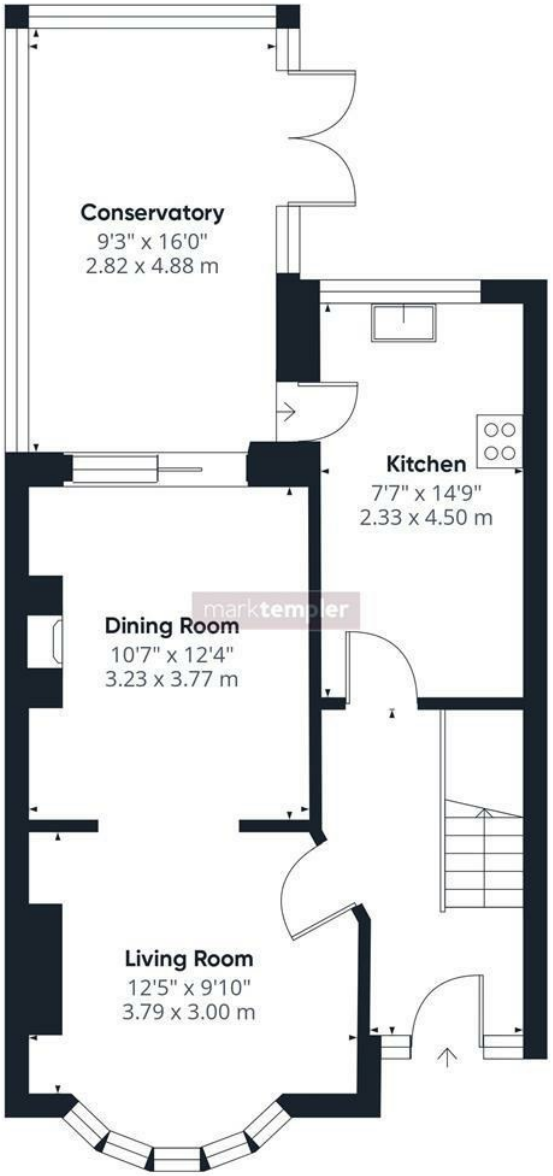

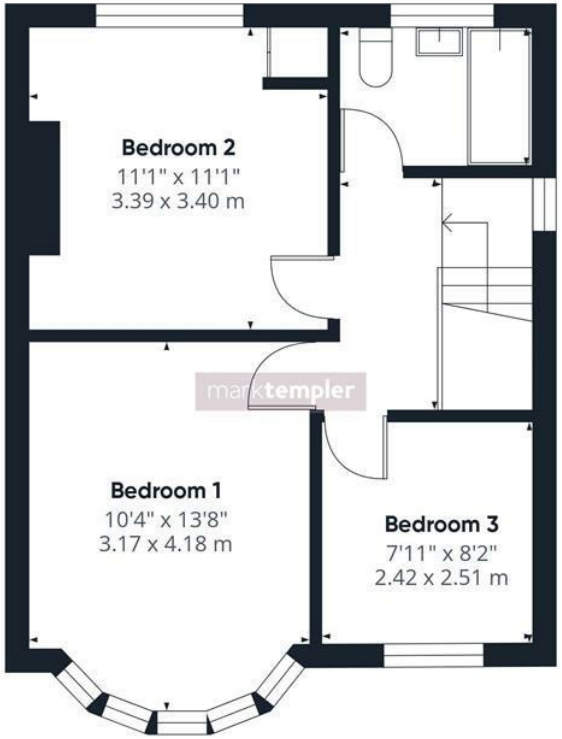

The Property Ombudsman

naea | propertymark PROTECTED

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