

Kingston Avenue Clevedon BS21 6DZ

£430,000

marktempler

RESIDENTIAL SALES





Property Type
House - Semi-Detached



How Big
1441.00 sq ft



Bedrooms
4



Reception Rooms
2



Bathrooms
2



Warmth
Gas Central Heating



Parking
Garage and Driveway



Outside
Front and Rear



EPC Rating
C



Council Tax Band
C



Construction
Standard



Tenure
Freehold

An exceptional opportunity awaits to acquire a beautifully extended and modern four-bedroom family home set in a highly sought-after, central cul-de-sac location in Clevedon. This property has been thoughtfully enhanced to offer generous and flexible accommodation across two floors, perfectly catering to contemporary family life and suiting an array of purchasers.

The ground floor offers a welcoming flow beginning with a comfortable living room. The heart of the home is the well-proportioned kitchen, which seamlessly connects to the delightful dining room with double doors and glazing towards the garden. Practicality is assured with a dedicated utility room, cloakroom, and internal access to the garage. A standout feature is the charming, detached garden room, a versatile space perfect for a home office, gym, or quiet retreat.

Upstairs, the first floor hosts a family bathroom, four well-proportioned bedrooms, with the principal bedroom being a generous double with an en-suite shower room and wardrobe.

The exterior of this property is equally impressive. To the front, a generous driveway provides off-street parking. The private rear garden is an enclosed, beautifully landscaped, and designed for relaxation. It features an attractive arbour, a useful greenhouse, and a garden shed, all set around a central lawn with a stepping stone pathway and well-stocked, established flower beds.

Nestled at the end of a quiet cul-de-sac, this home enjoys an incredibly convenient and central position within Clevedon. It is ideally situated for those seeking easy access to local amenities, with transport links, popular schools, and the bustling town centre all within a short, level walk. This highly desirable location offers both tranquillity and accessibility.

A modern and substantial family home offering a rare blend of spacious living, a superb central location, and an outstanding garden. Early viewing is highly recommended.







A generously extended, four-bedroom family home with beautiful gardens, centrally located in Clevedon



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 **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

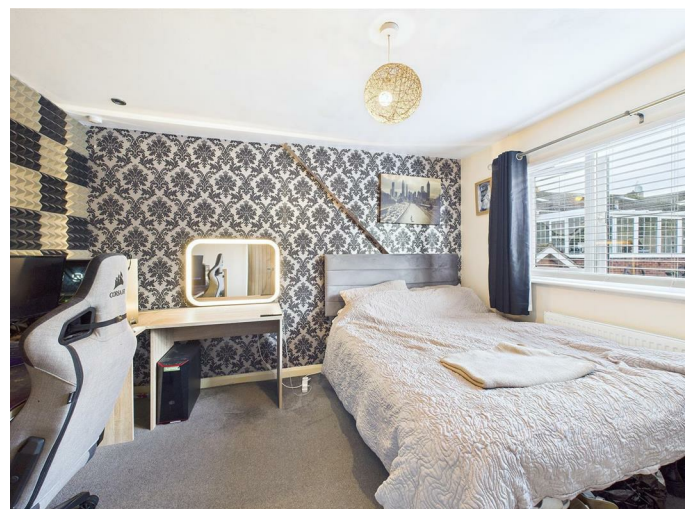
UTILITIES

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 in-home. Subject to your network.

This information has either been sourced via the sellers of the property or [checker.ofcom.org.uk](https://www.ofcom.gov.uk/consult/condocs/broadband/broadband-checker/) and is accurate to the best of knowledge.



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