

Baker Close Clevedon BS21 7TW

£249,950

marktempler

RESIDENTIAL SALES



This modern terraced two-bedroom home presents an excellent opportunity for first-time buyers, downsizers or investors seeking a property with potential in a well-regarded location. Tucked away in a popular cul-de-sac just off Yeolands Drive and backing directly onto the riverbank footpath, the setting offers both convenience and a peaceful outlook. While the property would benefit from some updating, it provides a fantastic chance to personalise and create a home to suit individual tastes.

The accommodation is well laid out, beginning with an entrance hallway that leads through to a separate kitchen positioned at the front of the property. To the rear, a light-filled living room enjoys views over the garden and provides direct access outside, creating a bright and welcoming space for both relaxing and entertaining.

Upstairs, the property offers two well-proportioned bedrooms along with a centrally positioned bathroom, all arranged to maximise the available space and natural light.

Outside, the rear garden benefits from a desirable southerly aspect, making it an ideal spot to enjoy the sun throughout the day. Backing onto the riverbank footpath, it also provides a pleasant and open outlook, perfect for those who enjoy walking or simply being close to nature. In addition to the driveway, there is also an allocated parking space within the car park at the end of the cul-de-sac, providing valuable extra convenience.

The location is a key feature, with Yeolands Drive being a sought-after area close to scenic riverbank walks, Marshall's Field, well-regarded schools and Strode Leisure Centre, offering a great balance of lifestyle and convenience.

In all, this is a home with great potential in a popular setting, ready for its next owner to make their mark.



**Property Type**  
House - Terraced



**How Big**  
592.00 sq ft



**Bedrooms**  
2



**Reception Rooms**  
1



**Bathrooms**  
1



**Warmth**  
Gas Central Heating



**Parking**  
Driveway



**Outside**  
South Facing



**EPC Rating**  
C



**Council Tax Band**  
B



**Construction**  
Standard



**Tenure**  
Freehold



### 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



### 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 1000 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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