

Kenn Road Clevedon BS21 6HE

£425,000

marktempler

RESIDENTIAL SALES





	
Property Type House - Semi-Detached	How Big 1257.00 sq ft
	
Bedrooms 3	Reception Rooms 1
	
Bathrooms 1	Warmth Gas Central Heating
	
Parking Garage and Driveway	Outside Rear Garden
	
EPC Rating D	Council Tax Band C
	
Construction Standard	Tenure Freehold

This 1930s home is beautifully presented, offering a charming blend of period character and modern living. Set back from the road in central Clevedon, it enjoys a lovely garden and a substantial outbuilding, providing excellent potential for home working, storage, or hobbies. A driveway to the front provides off-road parking, while gated side access adds convenience and privacy.

Inside, a welcoming entrance hall leads past a downstairs cloakroom and opens into the charming living room, which features a traditional open fire and bay window, creating a warm and inviting atmosphere. To the rear, the heart of the home is an open plan living space, seamlessly combining the kitchen, dining area, and conservatory into a sociable and versatile environment. The dining area benefits from a cosy woodburning stove, and the conservatory overlooks and opens onto the rear garden, making it a perfect space for entertaining family and friends throughout the year.

Upstairs, the property offers three well-proportioned bedrooms—two doubles and a single—alongside a family bathroom fitted with practical and stylish fixtures. In addition, there is a versatile loft room.

The gardens are a real highlight, starting with a seating area adjacent to the house, ideal for outdoor dining or a hot tub. A feature pond sits halfway down, leading to a generous level lawn that provides space for children to play or for family gatherings. At the bottom of the garden, there is a productive area for growing vegetables, a timber shed, and a chicken run, combining functionality and charm to create a truly family-friendly outdoor space.

Perfectly positioned for those seeking the convenience of a central location, the property is within easy reach of schools, shops, and transport links, making it an ideal family home in the heart of Clevedon.



“A beautifully presented 1930s home, combining period charm with modern living. Generous gardens, versatile spaces, and a central Clevedon location make this property ideal for family life, entertaining, and flexible home working.”



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 1000 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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