

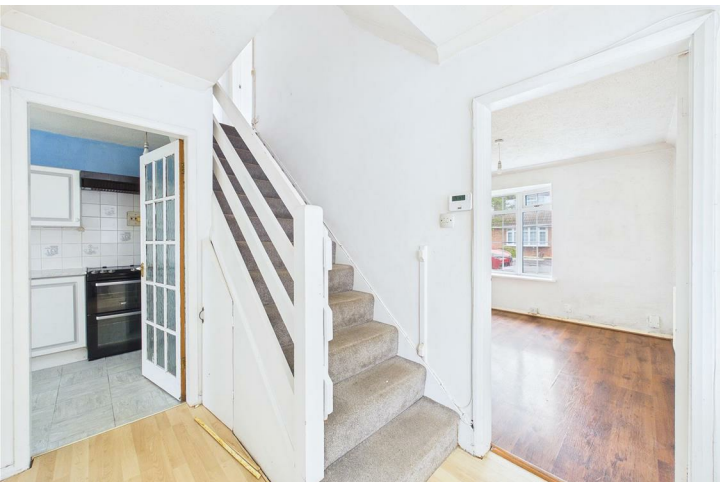
Kingston Avenue Clevedon BS21 6DZ

£275,000

marktempler

RESIDENTIAL SALES





Property Type

House - Semi-Detached



How Big

938.00 sq ft



Bedrooms

2



Reception Rooms

1



Bathrooms

1



Warmth

Gas Central Heating



Parking

Garage and Driveway



Outside

Front and Rear



EPC Rating

E



Council Tax Band

C



Construction

Standard



Tenure

Freehold

This two-bedroom semi-detached home is ideally positioned within central Clevedon, just a short walk from the town centre, local schools and transport links. Now requiring updating throughout, the property presents a fantastic opportunity for buyers looking to shape and create a home to their own specification.

A central entrance hallway provides access to a full-width living room at the front, enhanced by a bay window that allows for plenty of natural light. To the rear of the ground floor, the kitchen leads through to a conservatory, with the bathroom also positioned at the back of the property. The layout offers clear scope for reconfiguration and modernisation to suit contemporary living.

Upstairs, there are two well-proportioned double bedrooms, both connecting to a third room which many neighbouring properties have adapted into a Jack and Jill bathroom, offering excellent potential to enhance both practicality and value.

Outside, the property benefits from gardens to the front and rear, with a driveway to the side providing off-road parking and access to a single garage. The rear garden is a particular highlight, being larger than average and offering an excellent space for families or keen gardeners.

Kingston Avenue is a cul-de-sac close to Clevedon's town centre, making it a convenient and well-regarded location. The property would suit a variety of buyers, whether as a first home, a downgrade or an investment opportunity, and is offered for sale with no onward chain.



“A fantastic opportunity to modernise and create a home in a highly convenient central Clevedon location.”



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 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 and is accurate to the best of knowledge.



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