

Dawes Close Clevedon BS21 5HA

£535,000

marktempler

RESIDENTIAL SALES





**Property Type**  
House - Detached



**How Big**  
1228.00 sq ft



**Bedrooms**  
4



**Reception Rooms**  
2



**Bathrooms**  
2



**Warmth**  
Gas Central Heating



**Parking**  
Driveway



**Outside**  
Low Maintenance



**EPC Rating**  
C



**Council Tax Band**  
D



**Construction**  
Standard



**Tenure**  
Freehold

This modern detached four-bedroom family home is nestled within a private cul-de-sac on the outskirts of Clevedon, perfectly positioned close to scenic riverbank walks, transport links, Tesco supermarket and well-regarded schools. The property has been thoughtfully improved by the current owners to create a stylish and contemporary home, ideal for modern family living.

A central entrance hallway leads past a convenient downstairs cloakroom and into two reception rooms, including a formal living room and a separate TV room, which could equally serve as a ground floor bedroom if required. Without doubt, the heart of the home is the impressive open plan kitchen, dining and family room, designed with entertaining in mind. Bi-folding doors open onto a covered terrace and garden, creating a seamless connection between indoor and outdoor living. The kitchen itself is fitted with quality components, including granite work surfaces and integrated appliances, while a tiled floor flows throughout the space and continues outside, further enhancing the sense of space and light.

Upstairs, the landing connects to four well-proportioned bedrooms. The principal bedroom enjoys a modern en-suite, while the remaining bedrooms are served by a beautifully specified family bathroom featuring a freestanding bath.

Externally, the front of the property offers a block paved driveway providing parking for three vehicles. To the rear, a west-facing garden has been designed with low maintenance in mind, creating a safe and enjoyable space for families, while the covered terrace provides the perfect setting for al fresco dining and entertaining.

Overall, this is a beautifully presented home offering a superb balance of style, practicality and location, making it an ideal choice for a growing family seeking both comfort and convenience.



“A beautifully designed and thoughtfully improved home, perfectly blending modern style with practical family living, all set within a peaceful and convenient cul-de-sac 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

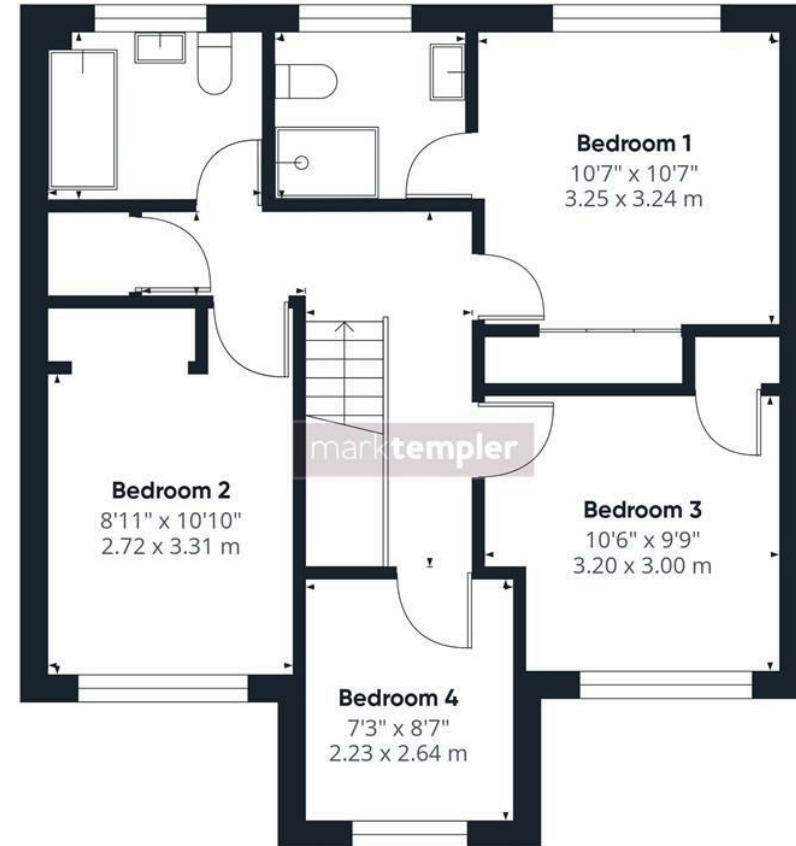
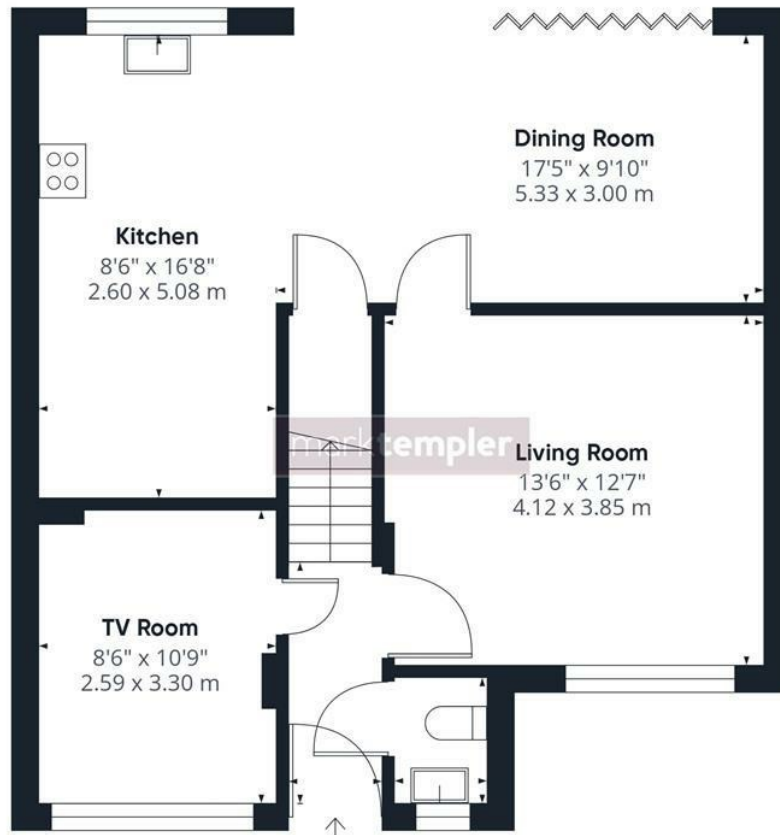
Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 1000 Mbps. Mobile coverage is good outdoor and in-home. Subject to your network.

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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