Yeolands Drive Clevedon BS21 7YT | £275,000

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RESIDENTIAL SALES









Property Type
House - Terraced

How Big
627.00 sq ft

Bedrooms
2

Reception Rooms
1

Bathrooms
1

Warmth
Gas Central Heating

Parking
Garage and Parking

Outside
Front and Rear

EPC Rating
D

Council Tax Band
B

Construction
Standard

Tenure
Freehold

Situated in the popular residential location of Yeolands Drive, this well-presented two-bedroom terraced house offers spacious and practical accommodation, making it an ideal purchase for first-time buyers, young families or investors alike. With two generous double bedrooms, separate living and kitchen/breakfast areas, front and rear gardens and the added benefit of a single garage, this is a home offering plenty of appeal.

The ground floor comprises a welcoming sitting/dining room to the front, providing a comfortable space to relax and entertain. To the rear is a spacious kitchen/breakfast room, offering plenty of room for everyday dining and with direct access onto the rear garden. Upstairs, there are two well-proportioned double bedrooms, together with a family bathroom.

Outside, the property benefits from gardens to both the front and rear. The rear garden has been designed with ease of maintenance in mind, being predominantly laid to patio with a raised decking area towards the rear. Enclosed by fencing, the garden enjoys a pleasant sunny aspect, making it an ideal space for outdoor dining and relaxation. A useful gated access at the bottom of the garden leads towards a single garage situated within a nearby block.

Yeolands Drive is a popular location, conveniently positioned for access to the Blind Yeo riverbank, local seafront and sports centre. Mary Elton Primary School is also just a short distance away, making this an appealing setting for families, while the surrounding amenities and coastal attractions add to the area's appeal.

Offering a great combination of space, outdoor areas and a convenient location, this attractive home represents an excellent opportunity for a variety of buyers. Early viewing is highly recommended to fully appreciate all that is on offer.





"A well-presented home offering space, sunshine and convenience in a sought-after residential location."





HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £24 (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

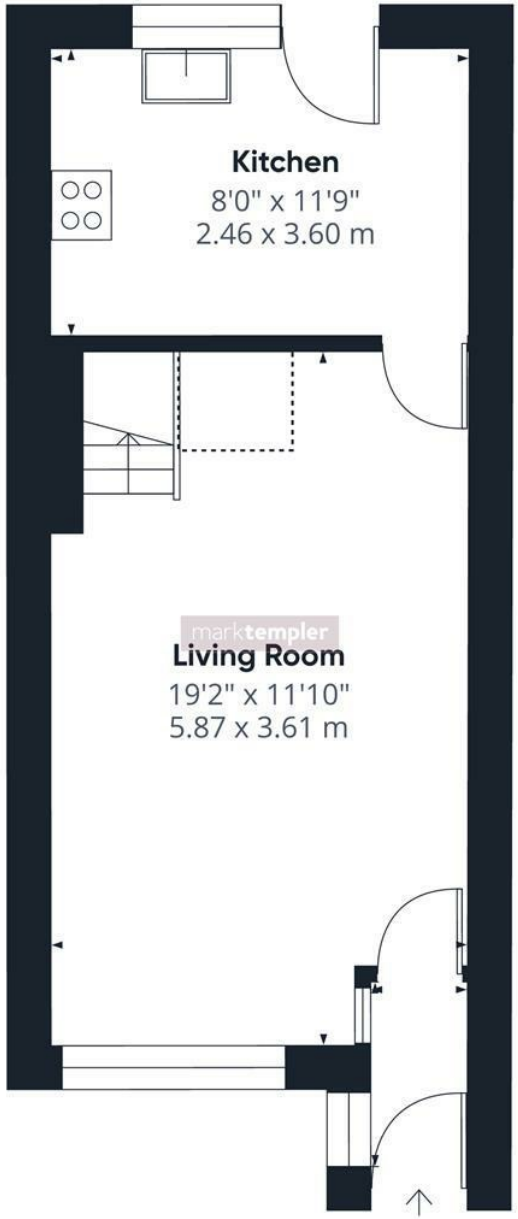
UTILITIES
Mains electric, gas, water and drainage.

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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