

Brookfield Walk Clevedon BS21 6YJ

Offers Over £425,000

marktempler

RESIDENTIAL SALES





**Property Type**  
House - Detached



**How Big**  
1329.00 sq ft



**Bedrooms**  
4



**Reception Rooms**  
1



**Bathrooms**  
2



**Warmth**  
Gas Central Heating



**Parking**  
Driveway & Garage



**Outside**  
Front & Rear



**EPC Rating**  
C



**Council Tax Band**  
D



**Construction**  
Standard



**Tenure**  
Freehold

This modern detached home has been thoughtfully extended to create a spacious and well-balanced family property, ideally positioned on the outskirts of Clevedon with easy access to nearby countryside, riverbank walks and the M5 motorway.

The accommodation is well arranged, beginning with a spacious entrance hall leading to a comfortable sitting room and an impressive open-plan kitchen living space. The stylish kitchen is centred around a feature island and offers excellent storage, flowing seamlessly into the dining area where folding doors open onto the garden, creating an ideal setting for both everyday living and entertaining. A separate utility room and downstairs cloakroom add further practicality. Upstairs, there are four bedrooms including a principal bedroom with en suite shower room, two further double bedrooms and a fourth single bedroom. The family bathroom is a contemporary design enjoying a bath, inset sink and WC, all rooms accessed from a central landing.

Outside, the rear garden has been designed for low maintenance with artificial lawn, and benefits from gated access directly onto scenic riverbank walks. To the front, a driveway provides off-road parking alongside an integral garage.

Within walking distance of Clevedon School, this is an ideal home for families seeking modern living in a convenient yet semi-rural setting.



Modern four-bedroom detached home near Clevedon, offering extended open-plan living, low-maintenance garden, and excellent access to schools, countryside and the M5 motorway.

---



#### 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

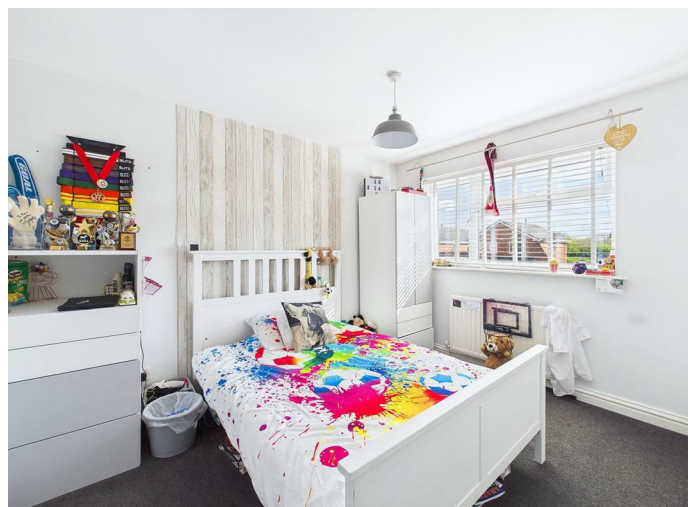
### UTILITIES

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 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.



For the latest properties and local news follow Mark Templer Residential Sales, Clevedon on:



