Conygar Close Clevedon BS21 6AP | £499,950

marktempler
RESIDENTIAL SALES

**Property Type**
Bungalow - Detached

**How Big**
1250.00 sq ft

**Bedrooms**
3

**Reception Rooms**
1

**Bathrooms**
2

**Warmth**
Gas Central Heating

**Parking**
Driveway & Garage

**Outside**
Front & Rear

**EPC Rating**
C

**Council Tax Band**
E

**Construction**
Standard

**Tenure**
Freehold

A Rare Opportunity: Sunny Gardens, Woodland Views, and No Chain

This gorgeous detached three-bedroom bungalow Offered with no onward chain is a rare find and is situated in a quiet and friendly cul-de-sac, set within an extensive and beautifully established plot on the outskirts of Clevedon. It enjoys a wonderful semi-rural setting close to Clevedon Comprehensive School, Clevedon Golf Club, and a convenient bus stop.

The property is approached via a brick-paved driveway leading to a lovely frontage with an adjacent lawn, all enclosed by mature hedging, creating an attractive and private first impression and benefits from solar panels that provide a steady annual income. A welcoming entrance hall gives access to a cloakroom and leads through to a modern kitchen, well fitted with excellent storage and worktop space. The dual-aspect living room offers generous proportions with a defined dining area and flows seamlessly into the conservatory, which enjoys views over, and direct access, to the rear garden, enhancing the sense of space and light throughout.

There are three well-proportioned bedrooms served by a family bathroom, with the principal bedroom benefiting from a modern en suite. Externally, the property truly excels, with beautiful, mature gardens featuring a patio BBQ area, sweeping lawns, mature hedges, trees, and well-stocked flowerbeds, all creating a private and peaceful outdoor environment with views over to the nearby woodlands. An enclosed side passage provides convenient external access from front to rear and leads directly into the integral single garage. There is also gated rear access at the bottom of the garden adding further convenience.

This is a fantastic opportunity to secure a superb home with both character and potential in a highly sought-after Clevedon setting.

'Detached three-bedroom bungalow near Clevedon with extensive gardens, garage, conservatory, and scope for updating in a sought-after setting.'

**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. Solar panels - owned.

BROADBAND AND MOBILE COVERAGE
Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.
Mobile coverage is good outdoor and in-home. Subject to your network.

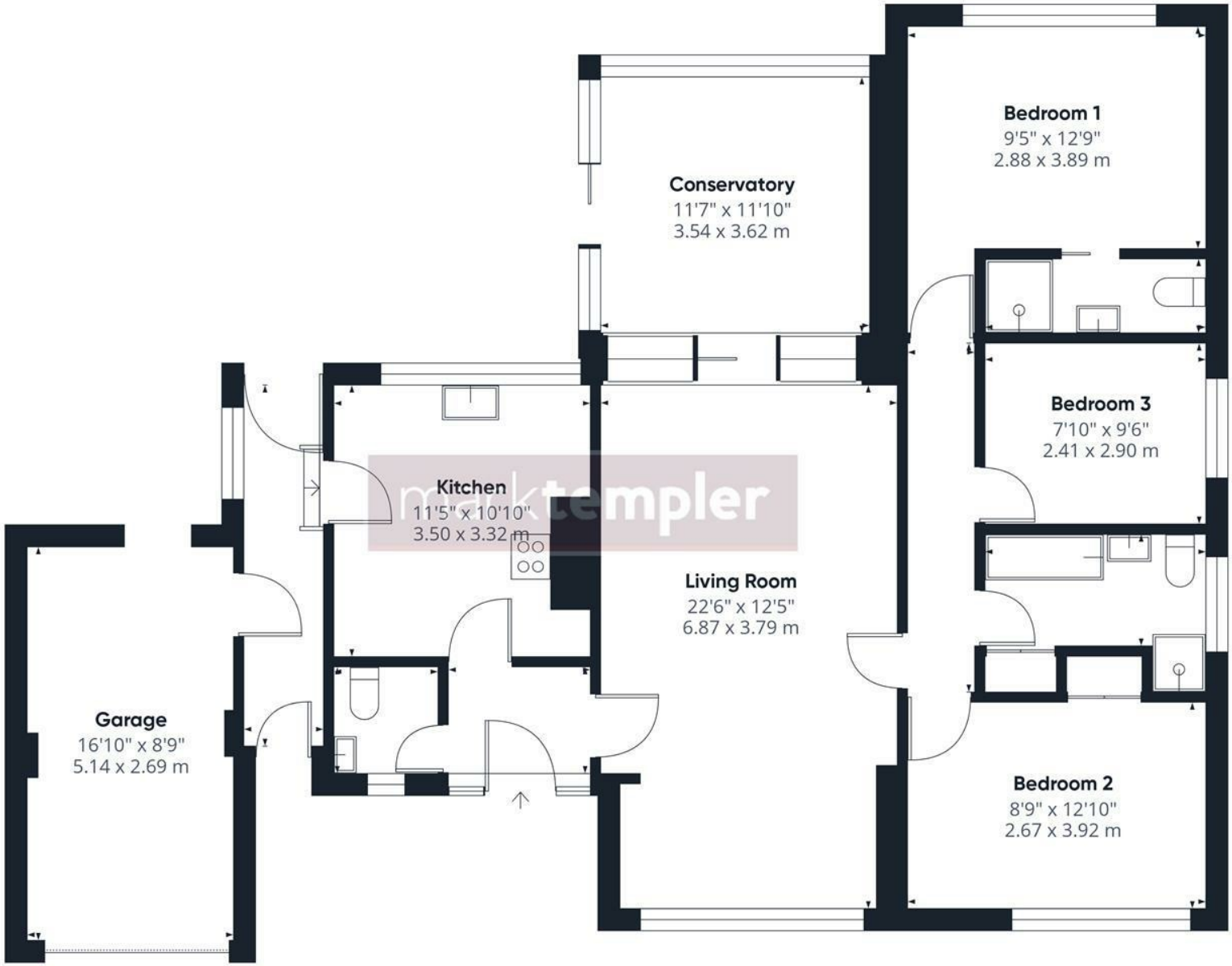
This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.

Solar Panels
The solar panels are owned. The supplier is E-ON and there is a diverter

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:

YouTube




The Property Ombudsman

naea | propertymark PROTECTED

Mark Templer Residential Sales and any joint agents wish to make the following clear: (i) They have no authority to make or give representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances, or measurements provided are approximate. The text, photographs, and plans are for guidance purposes only and may not be comprehensive. It should not be assumed that the property has all required planning permissions, building regulations, or other consents. Mark Templer has not tested any services, equipment, or facilities. Purchasers are advised to satisfy themselves through inspection or other means. (iii) In accordance with the Consumer Protection from Unfair Trading Regulations, please note that the working condition of services or kitchen appliances has not been verified by the agents. However, at the time of preparing these particulars, we were informed that all were in working order. Any items described within these property details are not automatically included within any sale and would need to be confirmed with the seller.