

Saxby Close Clevedon BS21 7YF

£465,000

marktempler

RESIDENTIAL SALES





Property Type

House - Semi-Detached



How Big

1227.09 sq ft



Bedrooms

4



Reception Rooms

3



Bathrooms

2



Warmth

Gas Central Heating



Parking

Driveway



Outside

Front and Rear Garden



EPC Rating

B



Council Tax Band

C



Construction

Standard



Tenure

Freehold

A spacious and versatile modern semi-detached, four bedroom family home, ideally positioned within a popular cul-de-sac just off Yeolands Drive. Offering flexible accommodation arranged over two floors, this well-presented property provides an excellent balance of living and bedroom space, making it particularly well suited to growing families.

The ground floor features a welcoming sitting room, separate dining room and a converted garage currently arranged as a comfortable snug, providing useful additional living space. There is also a fitted kitchen, practical utility area and a downstairs shower room. Upstairs, there are four well-proportioned bedrooms, including three comfortable doubles, while the fourth room can accommodate a double bed but would also make an ideal single bedroom, home office or study. A second shower room completes the first floor.

Outside, the property occupies an excellent plot with a generous front garden, well-kept lawn and ample off-road parking. The rear garden is equally appealing, combining areas of lawn and patio with neat, mature borders to create a pleasant space for relaxing, entertaining and family life.

Saxby Close is particularly well placed for everyday convenience, with level access to excellent primary schools, supermarkets and Clevedon's leisure centre. The pretty riverbank walks are also within easy reach, offering lovely opportunities to enjoy the surrounding area.

Combining generous accommodation, flexible living space and an excellent family-friendly location, this is a superb home with plenty to offer and one that is sure to appeal to a wide range of buyers.



“A spacious and flexible family home in an enviable Clevedon 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

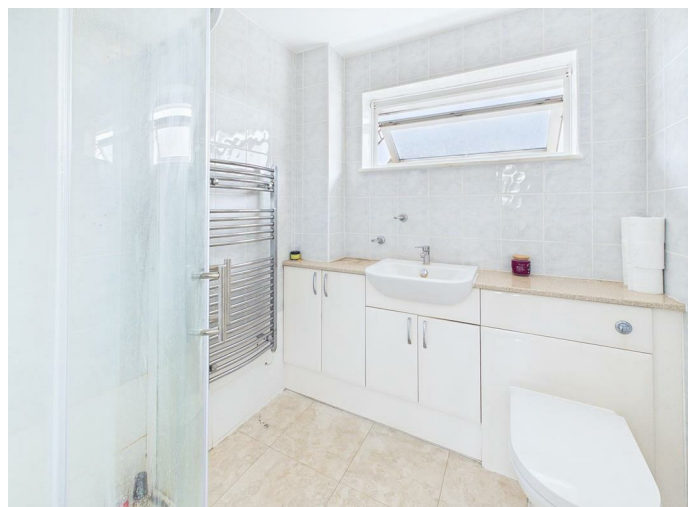
UTILITIES

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](https://www.ofcom.gov.uk/consult/condocs/broadband/broadbandchecker/) and is accurate to the best of knowledge.



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