

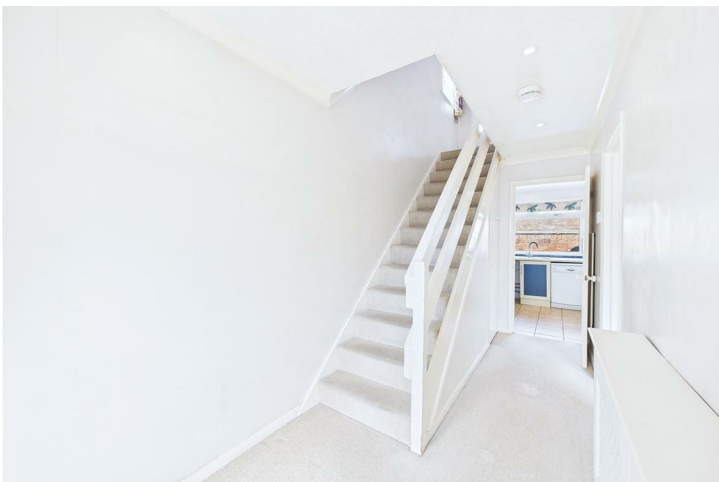
Chard Road Clevedon BS21 6LW

£349,950

marktempler

RESIDENTIAL SALES





Property Type
House - Link Detached



How Big
882.00 sq ft



Bedrooms
3



Reception Rooms
2



Bathrooms
1



Warmth
Gas Central Heating



Parking
Garage and Driveway



Outside
Front, Rear and Side



EPC Rating
E



Council Tax Band
D



Construction
Standard



Tenure
Freehold

This link-detached three-bedroom family home is set on a generous corner plot and offers an exciting blank canvas for a new owner to create their ideal living space. With well-proportioned rooms and excellent potential to extend (subject to planning), the property presents a rare opportunity in a sought-after central location. Offered for sale with no onward chain.

The ground floor comprises a welcoming entrance hall leading to a spacious living room, a separate dining room, and a kitchen. Upstairs, there are three well-sized bedrooms, each with built-in storage and a family bathroom. The layout is ideal for families or those looking to modernise and tailor the space to their taste.

A driveway provides off-road parking and leads to an attached single garage. To the front, a level lawn with established shrubs enhances kerb appeal. The larger-than-average rear and side gardens enjoy a good degree of privacy and feature lawned areas, patio spaces, and mature hedging. Side access further adds to the practicality of the plot.

Chard Road enjoys a central and convenient location within Clevedon, with local schools, supermarkets, transport links, and scenic riverbank walks all easily accessible. It's a quiet residential setting yet well connected to daily amenities.

This is a fantastic opportunity to secure a well-located home with scope to improve, extend, and add value over time, subject to the necessary planning and consents. With no onward chain, early viewing is recommended to appreciate the potential on offer.



Three-bedroom link-detached home on a generous corner plot, offering huge potential to update, extend and make your own – all within a convenient central Clevedon location.



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

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 **Head Projects (Surveyors)**: 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

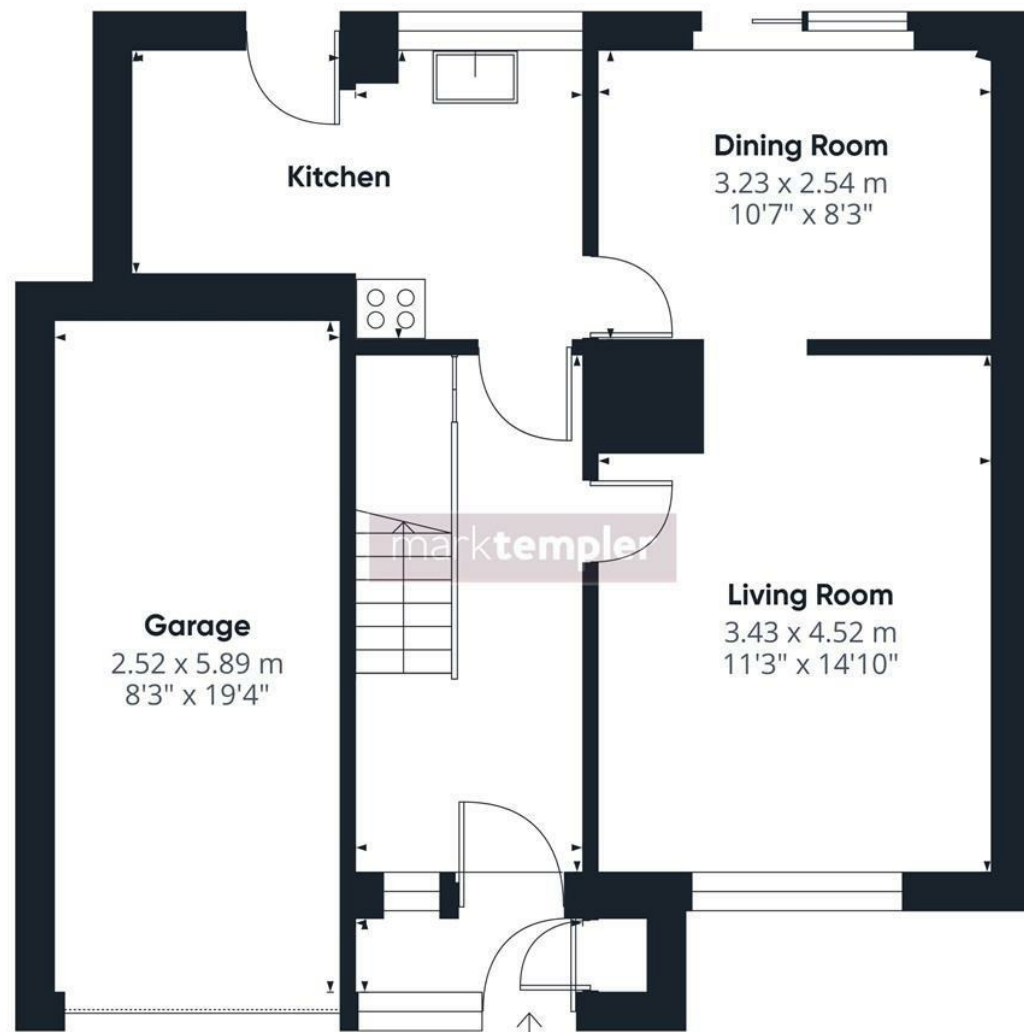
Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps. Mobile coverage is good outdoor and in-home. Subject to your network.

This information has either been sourced via the sellers of the property or [checker.ofcom.org.uk](https://www.ofcom.gov.uk/consult/condocs/broadband/broadband-checker/) and is accurate to the best of knowledge.



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





Floor 1