

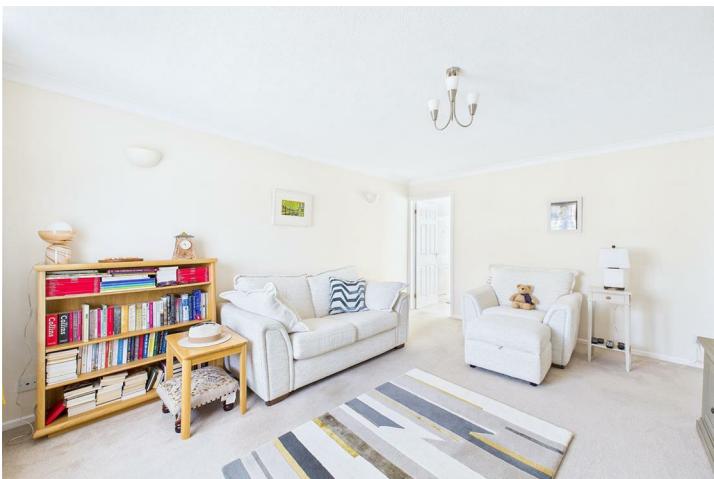
Dawes Close Clevedon BS21 5HA

£330,000

marktempler

RESIDENTIAL SALES





#### Property Type

House - End Terrace



#### How Big

831.00 sq ft



#### Bedrooms

3



#### Reception Rooms

1



#### Bathrooms

1



#### Warmth

Gas Central Heating



#### Parking

Driveway



#### Outside

Front & Rear



#### EPC Rating

D



#### Council Tax Band

C



#### Construction

Standard



#### Tenure

Freehold

Situated on the outskirts of Clevedon, this modern end-terrace house offers a fantastic lifestyle with easy access to local amenities and transport links. It's within level walking distance of Tesco supermarket, Strode Leisure Centre, and Clevedon town centre, while also being close to beautiful countryside walks and just a short drive from Yatton railway station.

The property welcomes you with an initial entrance hall leading into a comfortable sitting room at the front of the house, complete with an under-stairs cupboard for added storage. To the rear, a bright and spacious kitchen/dining room opens directly into a conservatory, creating a versatile space ideal for a second sitting area or a more formal dining setting. Upstairs, you'll find three well-proportioned bedrooms, all benefiting from built-in storage, and a family bathroom serving the floor.

Outside, the home is complemented by gardens to both the front and rear. The rear garden enjoys plenty of sunlight throughout the day and features a patio seating area, a lawn, and a section finished with decorative chippings, all enclosed by secure fencing. To the side of the property is a driveway and a detached garage, which has been thoughtfully adapted to provide additional storage or a hobby room. There is also external gated access connecting the front and rear.

This property combines practical living space with a convenient location, perfect for a range of buyers.



A modern three-bedroom end-terrace house in Clevedon, located close to shops, schools, and transport links. The property enjoys pretty gardens, excellent living space and a detached garage that has been adapted to provide additional storage.



#### 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 1800 Mbps and highest available upload speed 1000 Mbps. Mobile coverage is considered good in-home and outdoor.

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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