

Holland Road Clevedon BS21 7YL

£275,000

marktempler

RESIDENTIAL SALES





Property Type
House - End Terrace



How Big
623.00 sq ft



Bedrooms
2



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
To The Rear



Outside
Front & Rear



EPC Rating
D



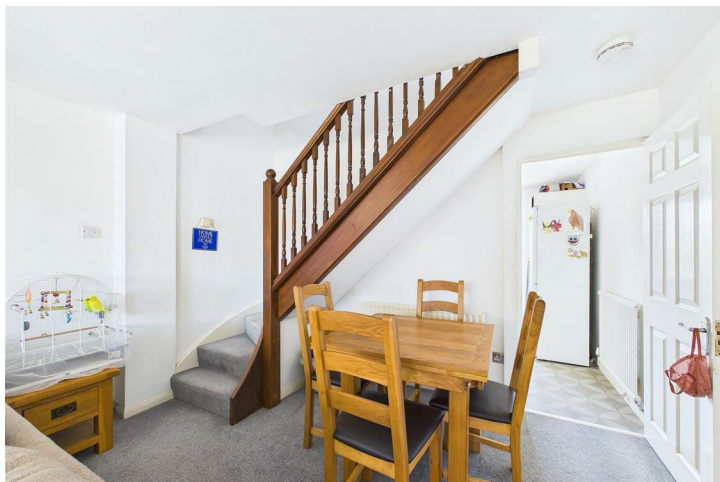
Council Tax Band
B



Construction
Standard



Tenure
Freehold

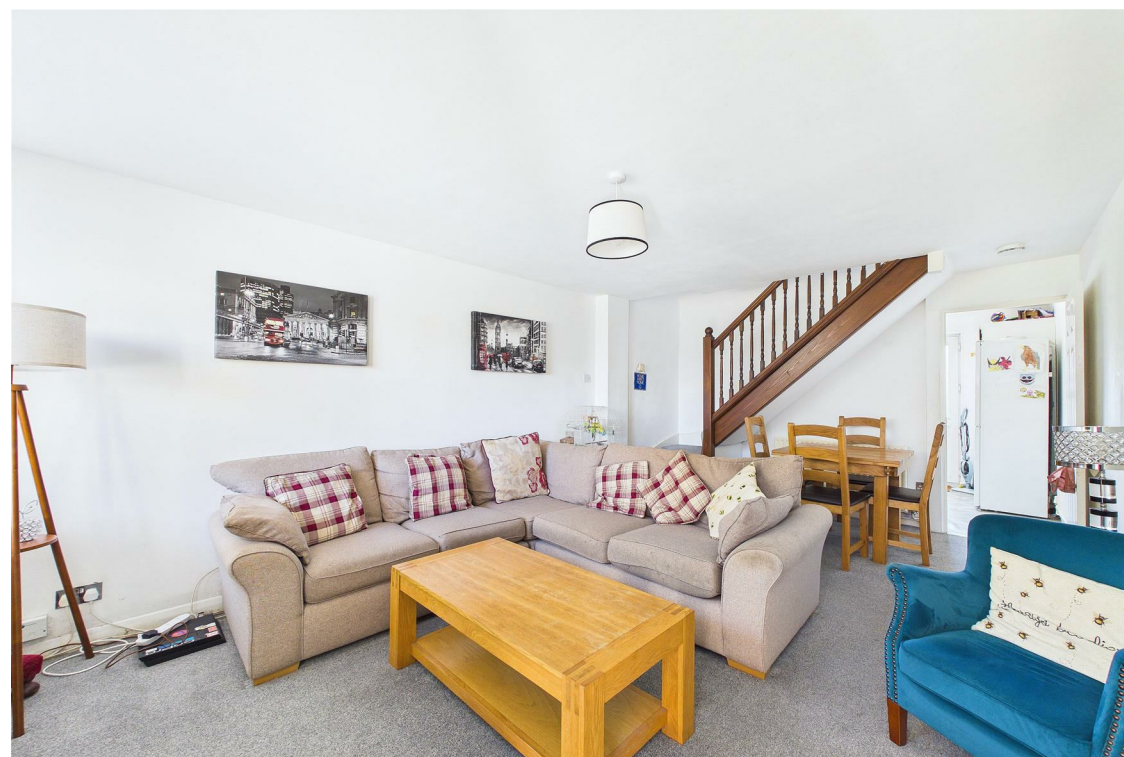


A well-presented two-bedroom end-terrace home, ideally tucked away just off Yeolands Drive in a popular location. Perfectly positioned within walking distance of Clevedon's picturesque seafront, the property also enjoys close proximity to Strode Leisure Centre, local playing fields, and the highly regarded Mary Elton Primary School, making it an excellent choice for first-time buyers and young families alike.

The accommodation is thoughtfully arranged, beginning with a welcoming entrance porch leading into a comfortable and inviting living room. To the rear, a modern kitchen offers a stylish and practical space, with direct access out to the garden—ideal for both everyday living and entertaining. Upstairs, the property continues to impress with two well-proportioned double bedrooms and a neatly presented family bathroom.

Outside, the home benefits from a pleasant rear garden, mainly laid to lawn with a patio seating area perfect for enjoying warmer months. Gated rear access leads to off-street parking for up to two vehicles, adding further convenience.

Offered for sale with no onward chain, this delightful home represents a fantastic opportunity to secure a well-located property in a sought-after area.



'A well presented two-bedroom end-terrace near Clevedon seafront, with modern kitchen, garden, parking, and excellent access to local amenities and schools'



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.

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 and is accurate to the best of knowledge.



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