

Elgar Close Clevedon BS21 5BS

£387,500

marktempler

RESIDENTIAL SALES





**Property Type**

House - Link Detached



**How Big**

1056.00 sq ft



**Bedrooms**

3



**Reception Rooms**

2



**Bathrooms**

1



**Warmth**

Gas Central Heating



**Parking**

Driveway



**Outside**

Front & Rear



**EPC Rating**

C



**Council Tax Band**

D



**Construction**

Standard



**Tenure**

Freehold

Situated in a popular residential area within walking distance of Clevedon town centre, local primary schools, and nearby playing fields, this attractive link-detached home offers a well-balanced layout ideal for families or those looking to upsize.

The property begins with an entrance porch, where you'll also find a convenient downstairs cloakroom. At the front of the home is a cosy and comfortable sitting room, perfect for relaxing evenings, while the heart of the home lies to the rear — a bright and spacious kitchen/dining room. This dual-aspect space is beautifully lit and features a stylish, modern kitchen with plenty of storage and worktop space, ideal for both everyday cooking and entertaining. Flowing seamlessly from the kitchen is a generously sized conservatory, currently used as an additional living or dining space. With direct access to the rear garden, it creates a wonderful connection between indoor and outdoor living — especially during the warmer months.

Upstairs, the property offers three well-proportioned bedrooms. There are two comfortable doubles and a third single bedroom, which could serve equally well as a child's room, home office or guest space. A modern and well-fitted family bathroom completes the first-floor accommodation.

The original garage has been thoughtfully adapted to create a practical utility area, providing useful space for laundry and storage, while retaining some of the original garage for additional storage or flexibility of use.

Outside, the property is set back with a neat front garden and a driveway to the side, offering off-street parking. The rear garden is relatively secluded and enjoys a mix of lawn and patio areas, ideal for outdoor dining, play, or simply relaxing in the sun.

This is a well-maintained, thoughtfully arranged home in a highly convenient location — a great opportunity for buyers seeking space, comfort, and accessibility in the heart of Clevedon.



Well-presented link-detached home with modern interiors, rear garden, and excellent location near Clevedon town centre, schools, and playing fields.

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#### 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

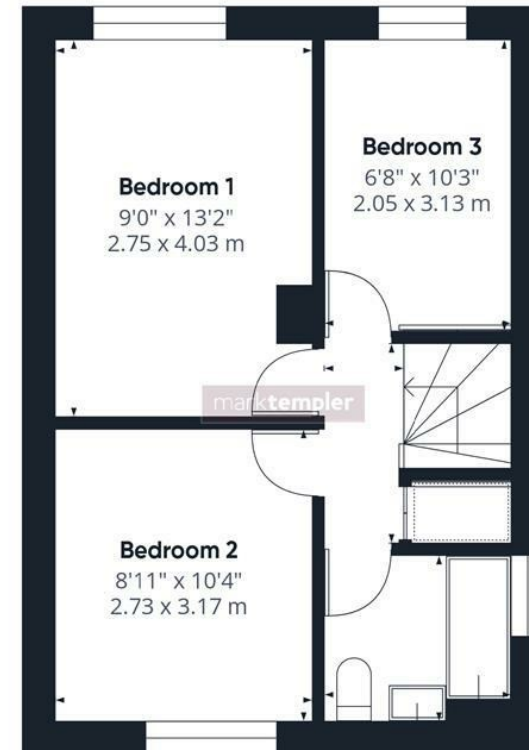
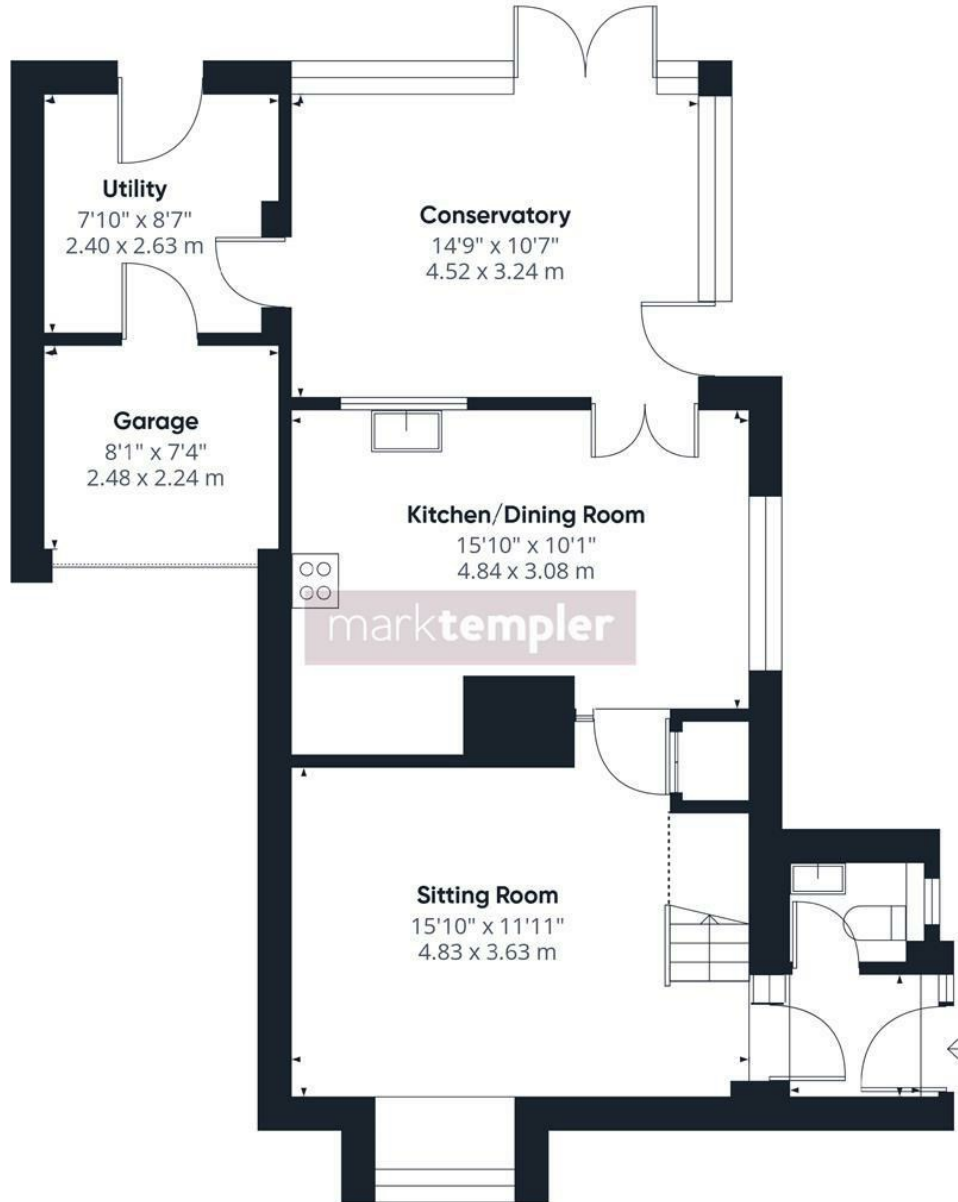
Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 1000 Mbps. Mobile coverage is good outdoor and in-home. Subject to your network.

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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