

Elgar Close Clevedon BS21 5BS

£350,000

marktempler

RESIDENTIAL SALES





Property Type
House - Terraced



How Big
801.00 sq ft



Bedrooms
3



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Driveway For Two Cars



Outside
At The Rear



EPC Rating
C



Council Tax Band
B



Construction
Standard



Tenure
Freehold

This beautifully presented extended terrace home is situated in a popular residential cul-de-sac within walking distance of Yeo Moor Primary School, playing fields, and local supermarkets. Upon arrival, a driveway at the front provides convenient off-street parking for two cars.

Entering through the porch, you are welcomed into a superb open-plan kitchen and living area that creates a fantastic space for both everyday living and entertaining. The stylish kitchen features contemporary fittings and opens directly onto the rear garden through glazed doors, blending indoor and outdoor living perfectly.

Upstairs, the property offers three well-proportioned bedrooms, including a spacious main bedroom with built-in storage, and a modern family bathroom.

The rear garden is designed for ease of maintenance, featuring an artificial lawn and a raised decked seating area ideal for relaxing or social gatherings. Within the back of the garden, a versatile home office or hobby room with power and lighting offers the perfect solution for remote working or creative space.

This home combines comfort, style, and practicality in a sought-after location, making it an ideal choice for families and professionals alike.



Extended 3-bed home with stylish open-plan living, garden office, parking, and great local amenities.



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 variable 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_1800mbps_upload_speeds/) and is accurate to the best of knowledge.



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