

Gullifords Bank Clevedon BS21 5DP

£349,950

marktempler

RESIDENTIAL SALES





Property Type
House - Terraced



How Big
947.00 sq ft



Bedrooms
3



Reception Rooms
2



Bathrooms
1



Warmth
Gas Central Heating



Parking
Driveway



Outside
Rear Garden



EPC Rating
C



Council Tax Band
C



Construction
Standard



Tenure
Freehold

This modern three/four bedroom home enjoys a desirable position within a popular cul-de-sac on the outskirts of Clevedon. Within easy, level walking distance are a range of amenities including schools, shops, transport links and green spaces, making it an ideal choice for families and downsizers alike.

The accommodation is thoughtfully arranged, beginning with a welcoming entrance hall that sets the tone for the rest of the home. The generous living room forms a natural hub, seamlessly connecting to both the kitchen and conservatory, creating a sociable and versatile living environment. The kitchen is well positioned for day-to-day living, while the conservatory offers an additional reception space overlooking the garden. Completing the ground floor is a flexible second reception room, equally suited as a fourth bedroom, home office or playroom.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation, with the principal bedroom benefiting from built-in wardrobes. All rooms are served by a stylish, contemporary family bathroom.

Outside, the property continues to impress. A full-width driveway to the front provides ample off-road parking, while to the rear, a delightful south-facing garden offers the perfect setting for children to play, gardening enthusiasts to enjoy, or for alfresco dining in the warmer months.

Situated on the outskirts of Clevedon, the property enjoys easy access to the town's coastal charm, countryside walks and excellent commuter links, making it a superb all-rounder for modern living.

In all, this is a well-balanced and versatile home in a sought-after location, perfectly suited to a wide range of buyers seeking both comfort and convenience.



“A wonderfully versatile home that perfectly blends modern comfort with a convenient and family-friendly setting.”



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

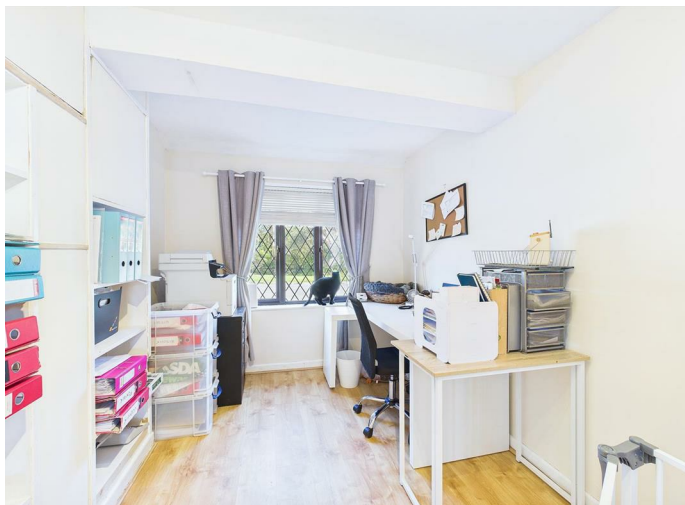
UTILITIES

Mains electric, gas, water and drainage.

BROADBAND AND MOBILE COVERAGE

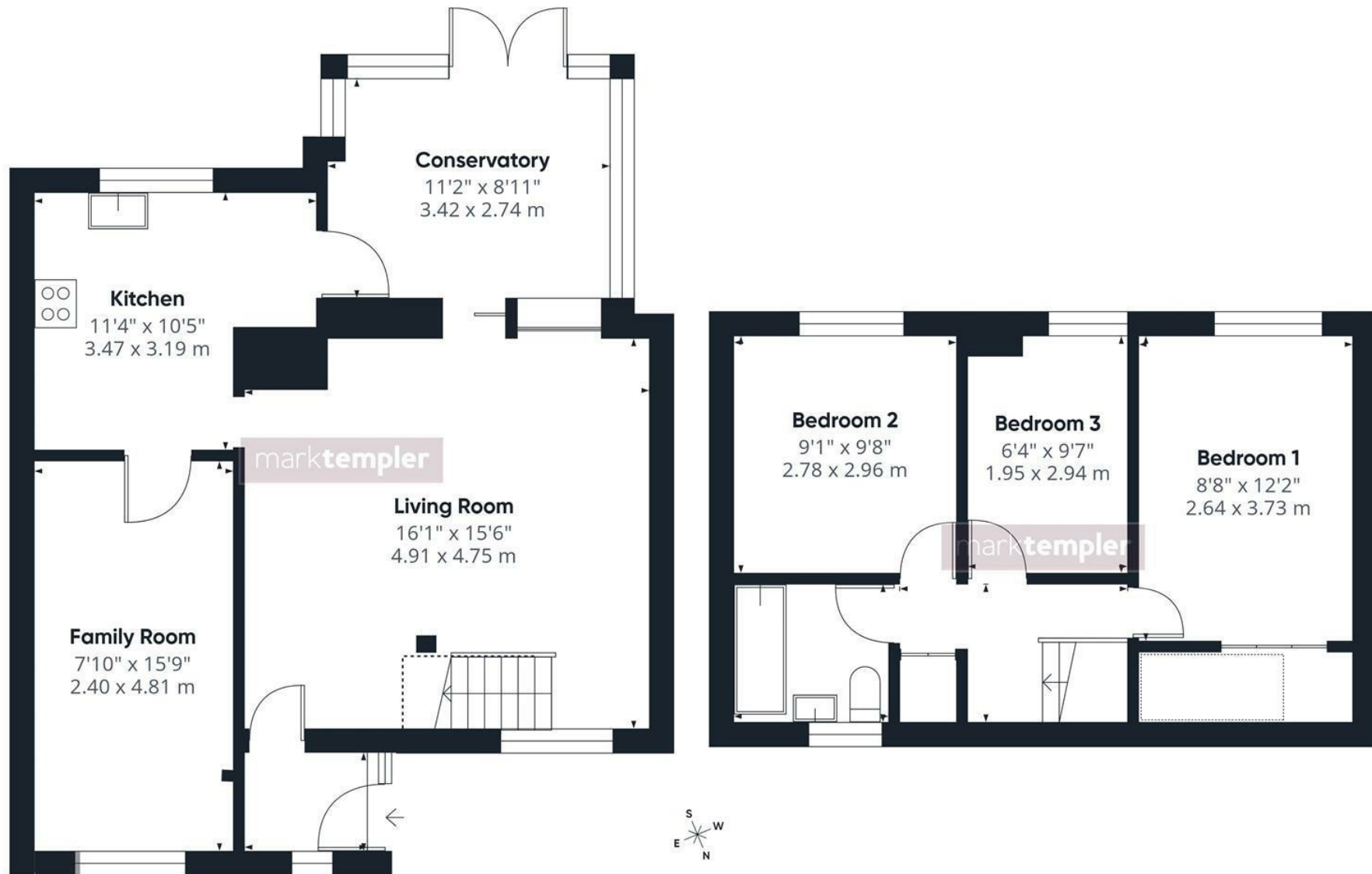
Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 1000 Mbps. Mobile coverage is good outdoor and in-home. Subject to your network.

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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