

Shelley Avenue Clevedon BS21 6EZ

£350,000

marktempler

RESIDENTIAL SALES







**Property Type**  
Bungalow - Detached



**How Big**  
868.00 sq ft



**Bedrooms**  
2



**Reception Rooms**  
1



**Bathrooms**  
1



**Warmth**  
Gas Central Heating



**Parking**  
Garage and Driveway



**Outside**  
Front and Rear



**EPC Rating**  
D



**Council Tax Band**  
C



**Construction**  
Standard



**Tenure**  
Freehold



Set in a quiet cul-de-sac just a short stroll from Clevedon's town centre, this detached bungalow offers an excellent opportunity for a wide range of buyers, particularly those looking to downsize while staying close to local amenities.

The accommodation comprises a welcoming entrance hall, a spacious living room, a modern kitchen, and two bedrooms. The master bedroom is generously proportioned and features built-in wardrobes, while the second bedroom benefits from an en-suite shower room and direct access to a modern conservatory—creating a versatile space to relax and enjoy the garden throughout the year.

Outside, the property enjoys low-maintenance gardens to the front and rear, thoughtfully designed with paving and established planting. The south-facing rear garden is ideal for outdoor entertaining, complemented by the conservatory. A long driveway leads to a detached single garage, providing ample parking and storage.

Shelley Avenue is a central and convenient location, close to transport links, shops, and local amenities. Offered with no onward chain, this bungalow presents an ideal move for anyone seeking a peaceful yet well-connected home.



Detached bungalow in Shelley Avenue, Clevedon – perfect for downsizers seeking peaceful, convenient living

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#### 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 variable in-home. Subject to your network.

This information has either been sourced via the sellers of the property or [checker.ofcom.org.uk](http://checker.ofcom.org.uk) and is accurate to the best of knowledge.



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