

Kenn Road Clevedon BS21 6LN

£375,000

marktemppler

RESIDENTIAL SALES





Property Type

House - Semi-Detached



How Big

770.00 sq ft



Bedrooms

3



Reception Rooms

2



Bathrooms

2



Warmth

Gas Central Heating



Parking

Driveway



Outside

To The Rear



EPC Rating

D



Council Tax Band

C



Construction

Standard



Tenure

Freehold

This well-presented three-bedroom semi-detached home offers generous and versatile living space, ideal for modern family life. Situated in a highly convenient position on Kenn Road, the property is within easy reach of a range of local shops, schools and transport links, making it perfectly suited for those seeking both accessibility and space.

The accommodation begins with a welcoming entrance hall, complete with useful under stairs storage. To the front of the property is a cosy sitting room featuring a log burner, creating a warm and inviting atmosphere, while double doors open through to the dining room, allowing for a flexible open-plan feel when desired. The dining room enjoys direct access to the garden via doors, making it an ideal space for entertaining.

The ground floor has been thoughtfully extended to the rear to enhance the kitchen, which is now a modern and well-appointed space offering ample storage, room for a range cooker, and pleasant views over the rear garden. A separate utility area adds further practicality, along with the convenience of a downstairs bathroom. Upstairs, there are three bedrooms along with a contemporary shower room.

Outside, the property benefits from a driveway providing ample off-road parking. To the rear, a fantastic garden offers an extensive lawn, patio seating area and a shed, creating an excellent outdoor space for families and entertaining. A single garage is set back within the garden, ideal for additional storage.



Extended three-bedroom semi on Kenn Road with spacious living, modern kitchen, large garden, garage 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

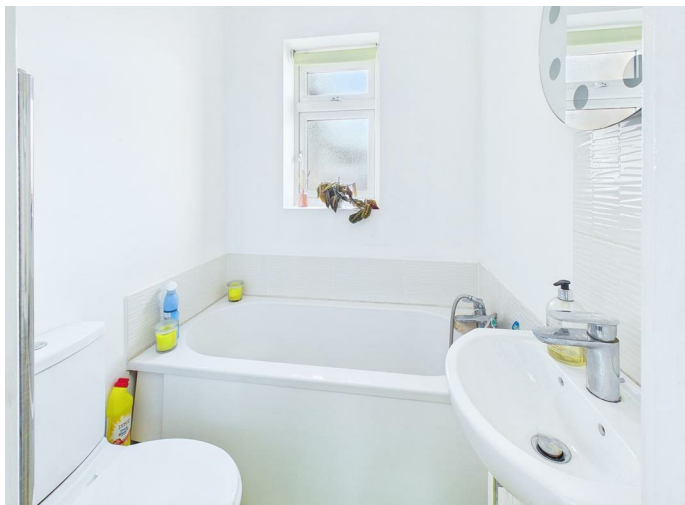
UTILITIES

Mains electric, gas, water and drainage.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 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 and is accurate to the best of knowledge.



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