

Newport Close Clevedon BS21 5DZ

£450,000

marktempler

RESIDENTIAL SALES





Property Type
House - Detached



How Big
1105.00 sq ft



Bedrooms
4



Reception Rooms
1



Bathrooms
1



Warmth
Gas central heating



Parking
Driveway & Garage



Outside
Gardens to Front & Rear



EPC Rating
C



Council Tax Band
D



Construction
Standard



Tenure
Freehold

Tucked away within a quiet cul-de-sac just off Fosseyway, this modern detached four bedroom home offers an ideal setting for family life, combining a peaceful position with easy access to local schools, playing fields and the town centre. Thoughtfully arranged and well cared for, the property provides balanced accommodation and beautifully established gardens that truly set it apart.

Stepping inside, a welcoming entrance hall leads through to a spacious living room positioned at the front of the home, complete with a feature fireplace that creates a warm and inviting focal point. To the rear, the layout opens into a sociable and light-filled space, where the kitchen flows into the dining area and conservatory, all enjoying pleasant views over the garden. This arrangement works perfectly for both everyday living and entertaining. The ground floor also benefits from a cloakroom and integral garage, offering practicality alongside comfort.

Upstairs, the property continues to impress with four well-proportioned bedrooms. There are two generous double rooms alongside two comfortable single bedrooms, all served by a family bathroom. The layout is ideal for growing families or those needing flexible space for a home office or guest room.

Outside, the property is equally appealing. A driveway provides off-road parking and leads to the integral garage, while the front garden offers a welcoming first impression. The rear garden is a particular highlight, having been beautifully cultivated with an abundance of flowers and shrubs. Two patio areas provide perfect spots for outdoor dining or relaxation, while a well-kept lawn is complemented by a selection of fruit trees. To the far end of the garden, a greenhouse and shed add further charm and practicality for those with green fingers.

The location is perfectly suited to family buyers, offering a safe and quiet environment while remaining close to everyday amenities, schools and open green spaces.

Altogether, this is a well-balanced and attractive home in a highly convenient yet peaceful setting, ready to be enjoyed by its next owners.



“A perfect blend of space, setting and beautifully kept gardens.”



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

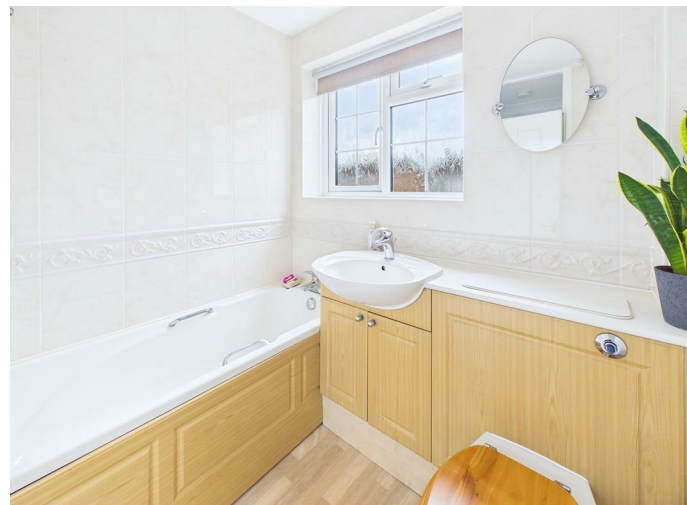
UTILITIES

Mains electric, gas, water and drainage.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 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.



For the latest properties and local news follow Mark Templer Residential Sales, Clevedon on:



