

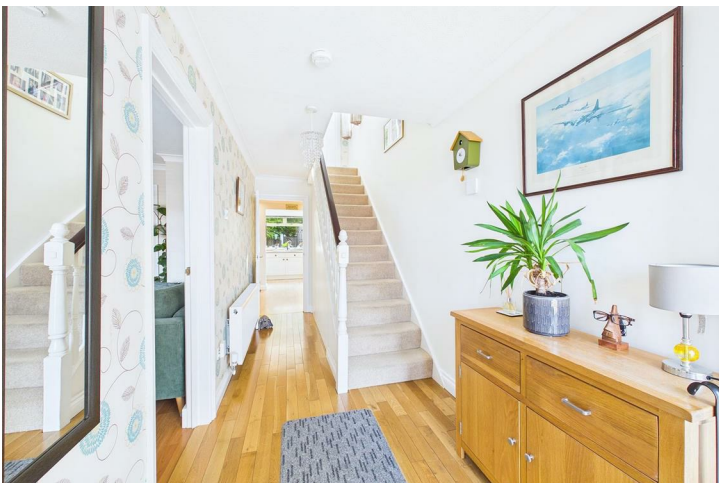
Honiton Road Clevedon BS21 6LR

£425,000

marktempler

RESIDENTIAL SALES





**Property Type**  
House - Link Detached



**How Big**  
1296.00 sq ft



**Bedrooms**  
3



**Reception Rooms**  
1



**Bathrooms**  
1



**Warmth**  
Gas Central Heating



**Parking**  
Driveway



**Outside**  
Front and Rear



**EPC Rating**



**Council Tax Band**  
D



**Construction**  
Standard



**Tenure**  
Freehold

Occupying a pleasant position at the head of a quiet cul-de-sac, this beautifully presented and extended family home enjoys a convenient location close to schools, local amenities, Clevedon town centre and transport links. Thoughtfully improved over the years, the property offers well-balanced accommodation perfectly suited to modern family living.

A welcoming entrance hall provides useful cloak and understairs storage. To the front of the property, a comfortable sitting room with an attractive feature fireplace, creating a cosy space to relax. Glazed doors open through to the heart of the home, an impressive open-plan kitchen, dining and family room. Designed for both everyday living and entertaining, this bright and sociable space enjoys double doors opening directly onto the garden and a wood-burning stove. A practical utility room and cloakroom complete the ground floor accommodation.

Upstairs, there are three well-proportioned bedrooms comprising two doubles and a comfortable single bedroom, all served by a stylish modern family bathroom.

Outside, a driveway provides off-road parking, while the gravelled front garden offers additional parking and ease of maintenance. An attached single garage sits to the side of the property. The rear garden is a particular highlight, featuring seating areas both adjoining the family room and at the far end of the garden, allowing you to enjoy the sun throughout the day. A central lawn is surrounded by established planting, creating a private and attractive setting. A detached cabin currently arranged as a workshop and home office provides excellent flexibility for those working from home or seeking additional hobby space.

Combining spacious accommodation, excellent presentation and a sought-after location, this is a wonderful family home ready to be enjoyed from day one.



"A superb family home combining generous living space, modern comforts and a wonderfully private garden."



#### 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 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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