

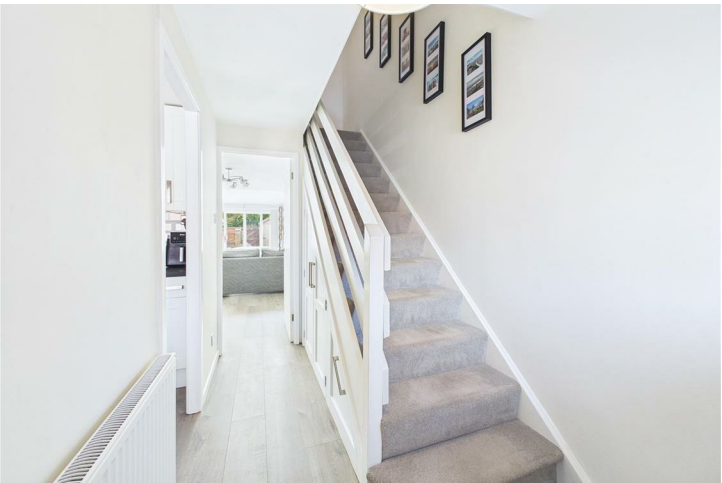
Baker Close Clevedon BS21 7TW

£285,000

marktempler

RESIDENTIAL SALES





Property Type
House



How Big
678.10 sq ft



Bedrooms
2



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Allocated Parking and Drive



Outside
Rear Garden



EPC Rating
C



Council Tax Band
B



Construction
Standard



Tenure
Freehold

Set within the highly sought-after West End of Clevedon, this well-presented two-bedroom home has been thoughtfully extended to create a bright and spacious living environment. A particular highlight is the southerly aspect to the rear, enjoying attractive views across the riverbank and surrounding fields. With modern fittings, generous living space and excellent outside areas, this is an appealing home for a range of buyers.

The accommodation briefly comprises an entrance hall, extended living/dining room and modern-style fitted kitchen. To the first floor are two bedrooms and a white fitted bathroom suite. The property benefits from double glazing and gas central heating, while the extended living/dining room provides an excellent space for both relaxing and entertaining.

Outside, the property enjoys a driveway to the front, together with additional allocated off-street parking. The enclosed southerly-facing rear garden provides a private and pleasant outdoor space, with the added benefit of lovely views towards the riverbank and fields.

Baker Close is situated within the popular West End of Clevedon, an area well regarded for its residential setting and access to local amenities and transport links. Clevedon offers a wide range of shops, cafés, restaurants and leisure facilities, alongside attractive coastal and countryside surroundings. The property is also well placed for access to the M5 and surrounding towns and cities.

Overall, this attractive extended home offers spacious and versatile accommodation, modern conveniences and a particularly appealing southerly aspect to the rear. With its sought-after location, parking and open views, an early viewing is highly recommended.



“A beautifully positioned home offering space, style and stunning southerly views.”



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £24 (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](https://www.ofcom.org.uk) and is accurate to the best of knowledge.

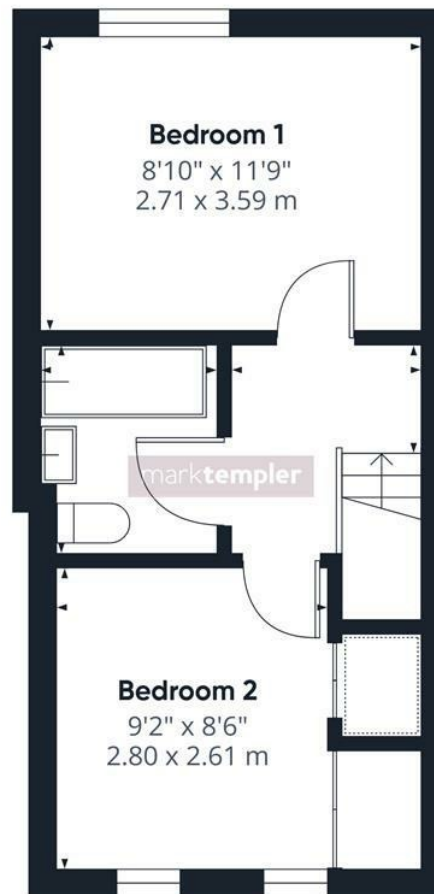


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