

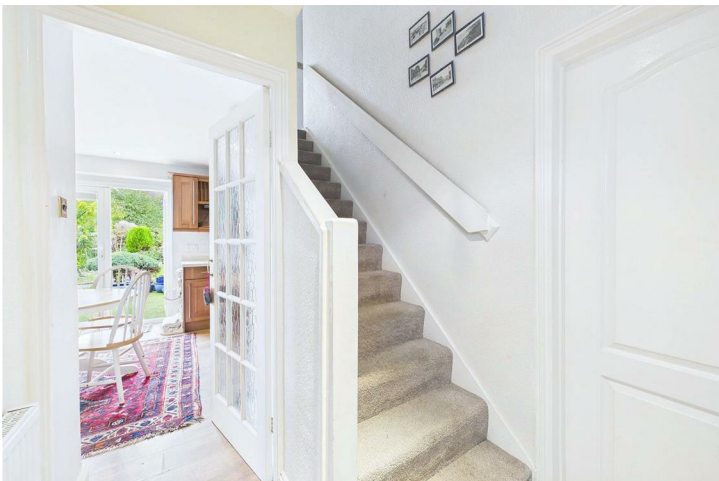
Griffin Road Clevedon BS21 6HJ

£325,000

marktempler

RESIDENTIAL SALES





Property Type

House - Semi-Detached



How Big

968.75 sq ft



Bedrooms

3



Reception Rooms

1



Bathrooms

1



Warmth

Gas Central Heating



Parking

Driveway



Outside

Generous Gardens



EPC Rating

D



Council Tax Band

B



Construction

Standard



Tenure

Freehold

Situated in a popular central Clevedon location, this extended three-bedroom semi-detached home offers well-planned accommodation, a generous west-facing garden and the convenience of having the town centre just a short walk away. Ideal for family life, the property combines comfortable living spaces with plenty of room to enjoy both indoors and out.

A welcoming entrance porch leads into the hallway, with the spacious living room positioned to one side. A feature fireplace provides a focal point, while the rear extension creates an additional seating area overlooking the garden, offering a lovely spot to unwind or spend time together. The modern kitchen and dining room is well suited to everyday family life, fitted with a range of units and offering ample space for a central dining table, making it equally practical for busy mornings and relaxed evening meals. Upstairs, the landing leads to three well-proportioned bedrooms and a family bathroom.

Outside, the generous block-paved driveway provides useful off-road parking, set behind a low-level wall. To the rear, the west-facing garden is a particularly appealing feature, larger than average and offering a combination of lawn, established planting and seating areas. With plenty of space to enjoy the afternoon and evening sunshine, there is also scope to adapt the garden to suit individual tastes and family needs.

The location is a real advantage, with Clevedon town centre within easy walking distance, providing a range of independent shops, cafés and everyday amenities. Local schools and transport links are also conveniently accessible, making this a practical base for those looking to enjoy everything the town has to offer.

Combining extended living space, a generous garden and a convenient central position, this is a home that offers an appealing balance of everyday practicality and relaxed family living.



“A home where everyday family life meets the convenience of central Clevedon, with generous living space and a garden to enjoy.”



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 1800 Mbps and highest available upload speed 220 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.

Solar Panels

Lease term: 25 years and 3 months from and including 9.7.2012

Solar company: Salcon Power (HK) Ltd



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