Kingston Avenue Clevedon BS21 6DZ | £325,000

marktempler
RESIDENTIAL SALES









Property Type
House - Semi-Detached

How Big
866.00 sq ft

Bedrooms
2

Reception Rooms
1

Bathrooms
1

Warmth
Gas Central Heating

Parking
Garage and Driveway

Outside
Front and Rear

EPC Rating
D

Council Tax Band
C

Construction
Standard

Tenure
Freehold

A welcoming and thoughtfully improved family home, this spacious modern property offers well-balanced accommodation, contemporary styling and a particularly attractive rear garden. Ideally positioned in central Clevedon, Kingston Avenue provides convenient access to the town centre, local schools and transport links, making this an appealing home for couples, young families and those looking to enjoy everything the town has to offer.

A side entrance door opens into the welcoming hallway, leading through to the generous full-width living room which spans the front of the property, providing an excellent space for relaxing and entertaining. To the rear, the contemporary fitted kitchen is a real highlight, with sliding doors opening directly onto the garden and ample room for a dining table. A useful utility and cloakroom complete the ground floor. Upstairs, the landing leads to two well-proportioned double bedrooms, both served by a Jack and Jill family bathroom.

Outside, a driveway to the side provides convenient off-road parking and leads to the single garage. The rear garden is another notable feature, extending further than might first be expected and thoughtfully arranged into three distinct areas. A low-maintenance patio sits immediately behind the house, leading to a raised timber deck, ideal for enjoying the sunshine and alfresco dining, with a generous level lawn beyond.

With its improved interiors, excellent garden and convenient central setting, this is a home that combines everyday practicality with a welcoming atmosphere, all within easy reach of Clevedon's amenities and coastline.





"An inviting home with space to relax, entertain and enjoy the outdoors."





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 100 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.

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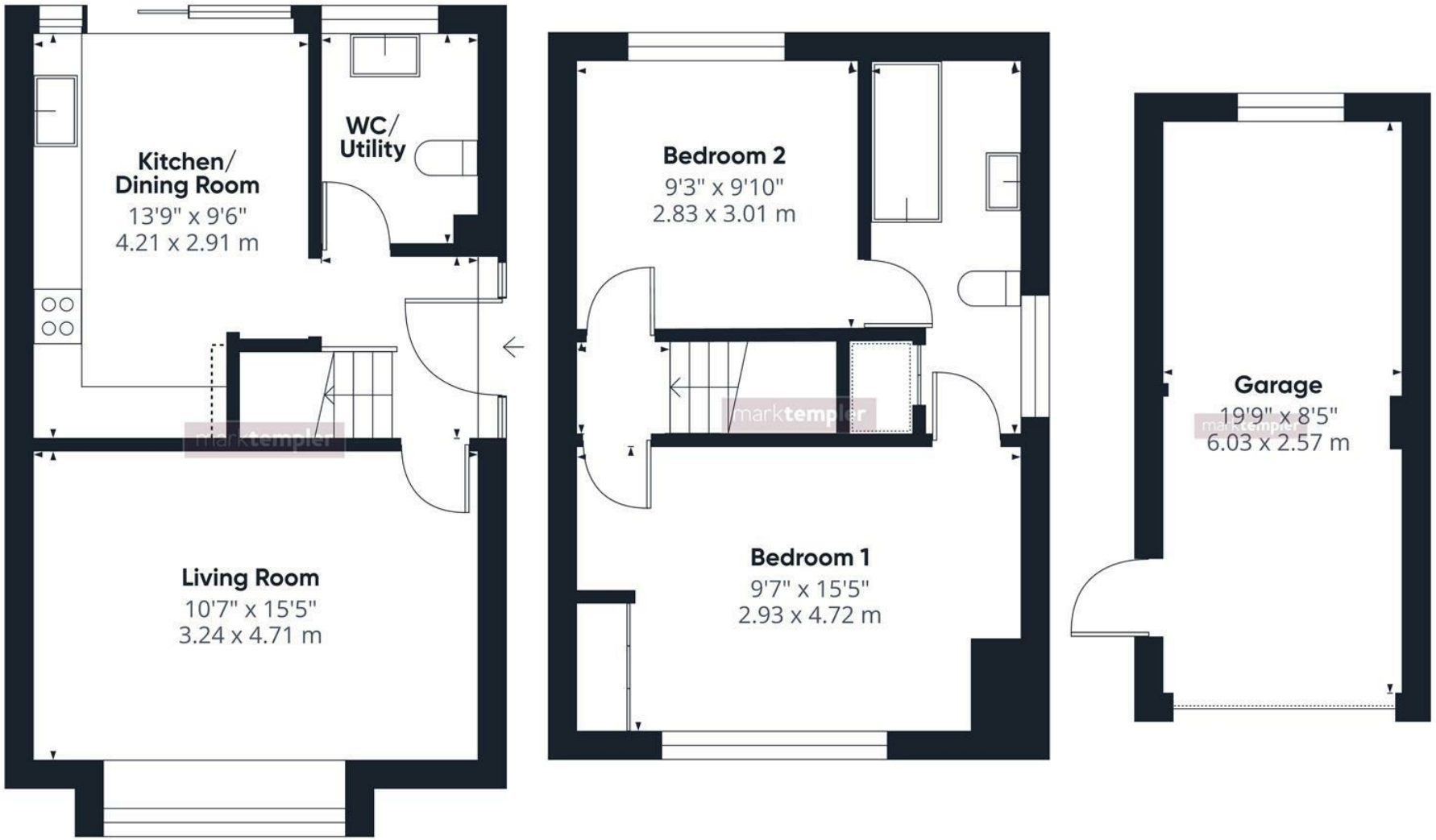

The Property Ombudsman

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