

Chipping Cross Clevedon BS21 5JQ

£285,000

marktempler

RESIDENTIAL SALES





	PROPERTY TYPE		HOW BIG
House - Semi-Detached	724.00 sq ft		
	BEDROOMS		RECEPTION ROOMS
2	1		
	BATHROOMS		WARMTH
1	Gas Central Heating		
	PARKING		OUTSIDE SPACE
Driveway	Front & Rear		
	EPC RATING		COUNCIL TAX BAND
C	B		

This delightful semi-detached home offers a fantastic opportunity for comfortable living, with a smart and modern presentation throughout. From the moment you step inside, the property exudes a welcoming feel.

The ground floor begins with the initial entrance porch that leads a spacious sitting room to the front, a perfect space to unwind or entertain. The kitchen is well-equipped with modern fittings and an abundance of storage. From the kitchen, you'll find a spacious conservatory, an excellent addition to the home. This light-filled room offers a versatile space, ideal for dining, relaxing, or even setting up a home office, and provides a seamless flow out to the rear garden—perfect for enjoying summer evenings or hosting friends and family. Upstairs, the property continues to impress with two well-proportioned bedrooms, each offering plenty of space for furniture and storage. The family bathroom is conveniently located on the first floor.

Externally, the property offers a driveway with parking space for at least two cars, making it a practical choice for families or those with multiple vehicles. The rear garden provides an ideal space for outdoor activities, gardening, or simply enjoying some fresh air. With space to the side, the property offers scope to extend subject to planning permission.

The location of this home is superb, offering the perfect balance of convenience and leisure. Just a short stroll away, you'll find Clevedon seafront and Salthouse Fields, both offering scenic views and plenty of green space for outdoor activities or a relaxing walk. The home is also ideally positioned close to riverbank walks, the well-regarded Mary Elton Primary School, local supermarkets, and a sports centre, all within easy reach. For those who need to travel further afield, the M5 motorway is just a short drive away, providing excellent access for commuting or weekend trips.



A well-presented semi-detached home with two bedrooms, modern fittings, spacious conservatory, driveway for two cars, and a superb location near seafront, schools, and amenities.



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

Proof of identification - we need to run an electronic check for all purchasers of the property. To do this, we need your full name including titles, dates of births and residential address(s) for the last three years. The ID check is at no cost.

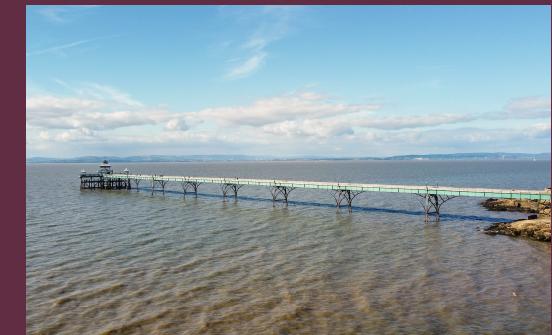
Proof of funding - if a mortgage is required, we need to see an up-to-date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash, we will need to see an official statement of the funds required.

Proof of chain - if you are selling your home with another agent, we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients. Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral fee £175 + VAT, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Centre - Mortgage Advisors Referral Fee 20% of the net commission received. All referral fees are included within any quotes provided by the named companies.



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GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.

1ST FLOOR
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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