

Garstons Clevedon BS21 7SS

£325,000

marktempler

RESIDENTIAL SALES





Property Type
House - Semi-Detached



How Big
797.00 sq ft



Bedrooms
3



Reception Rooms
2



Bathrooms
1



Warmth
Gas Central Heating



Parking
Driveway & Garage



Outside
Front, Side & Rear



EPC Rating
C



Council Tax Band
B



Construction
Standard



Tenure
Freehold

Positioned in a prime location just moments from picturesque riverbank walks, this three-bedroom semi-detached home offers a fantastic opportunity for families seeking space, convenience, and potential. Situated on a generous corner plot with gardens to the front, side, and rear, the property also benefits from a driveway and single garage, providing ample parking and storage.

Inside, the home begins with an initial entrance porch leading into a sitting room at the front. A separate dining area sits adjacent to the kitchen, creating a sociable layout ideal for mealtimes and entertaining. To the rear, a conservatory offers a pleasant view over the low-maintenance garden, which features a blend of patio and decorative chippings — perfect for outdoor enjoyment with minimal upkeep.

A practical utility area and downstairs cloakroom enhance the home's functionality, making everyday life easier for busy households. Upstairs, you'll find three well-proportioned bedrooms, with the main bedroom offering built-in storage, and a family bathroom fitted with a shower over the bath.

This home is just a short distance from Mary Elton Primary School, Clevedon Seafront, and Strode Leisure Centre, making it ideally located for family life. While the property is in need of some updating, it offers great potential and is sold with no onward chain.

An ideal family home in a sought-after location, ready for its next chapter.



Well-located three-bedroom semi-detached home with garage, garden, and conservatory, offering great family potential and no onward chain.



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

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.gov.uk/consult/condocs/broadband/broadband_11_15/broadband_11_15.pdf) and is accurate to the best of knowledge.



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