Carice Gardens Clevedon BS21 5DG | **£255,000**

marktempler
RESIDENTIAL SALES

Property Type
House - End Terrace

How Big
721.00 sq ft

Bedrooms
2

Reception Rooms
2

Bathrooms
1

Warmth
Gas Central Heating

Parking
Two Tandem Spaces

Outside
Front, Side and Rear

EPC Rating
E

Council Tax Band
B

Construction
Standard

Tenure
Freehold

This two-bedroom end terrace house offers excellent potential and sits on an exceptional plot in a convenient location. The property provides scope for a single or two-storey side extension, subject to planning permission, allowing future owners to significantly increase the living space.

The property is accessed via an individual entrance porch with a storage cupboard, leading through a glazed door into the living room, which features a gas fire and a spiral staircase to the first floor. To the rear, the kitchen opens into a conservatory come dining area, creating a bright and flexible living space. While the property is in need of some modernisation, it presents an exciting opportunity for enhancement. Upstairs, there are two bedrooms and a family bathroom. Heating is provided via gas central heating, ensuring comfort throughout the year.

Externally, the plot is generous, with a garden laid mostly to hardstanding and a timber outbuilding, as well as two tandem parking spaces positioned close by. The location is ideal for families and those who enjoy the outdoors, with adjacent riverbank walks, nearby Yeo Moor Primary School, Tesco supermarket, and playing fields all within walking distance. Quick access to the M5 motorway and a short drive to Yatton railway station make commuting straightforward.

This property combines a strong sense of potential with a convenient and attractive setting.

Two-bedroom end terrace with excellent extension potential, generous plot, garden, tandem parking, and convenient access to schools, river walks, and transport links.

HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £12 (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 and is accurate to the best of knowledge.

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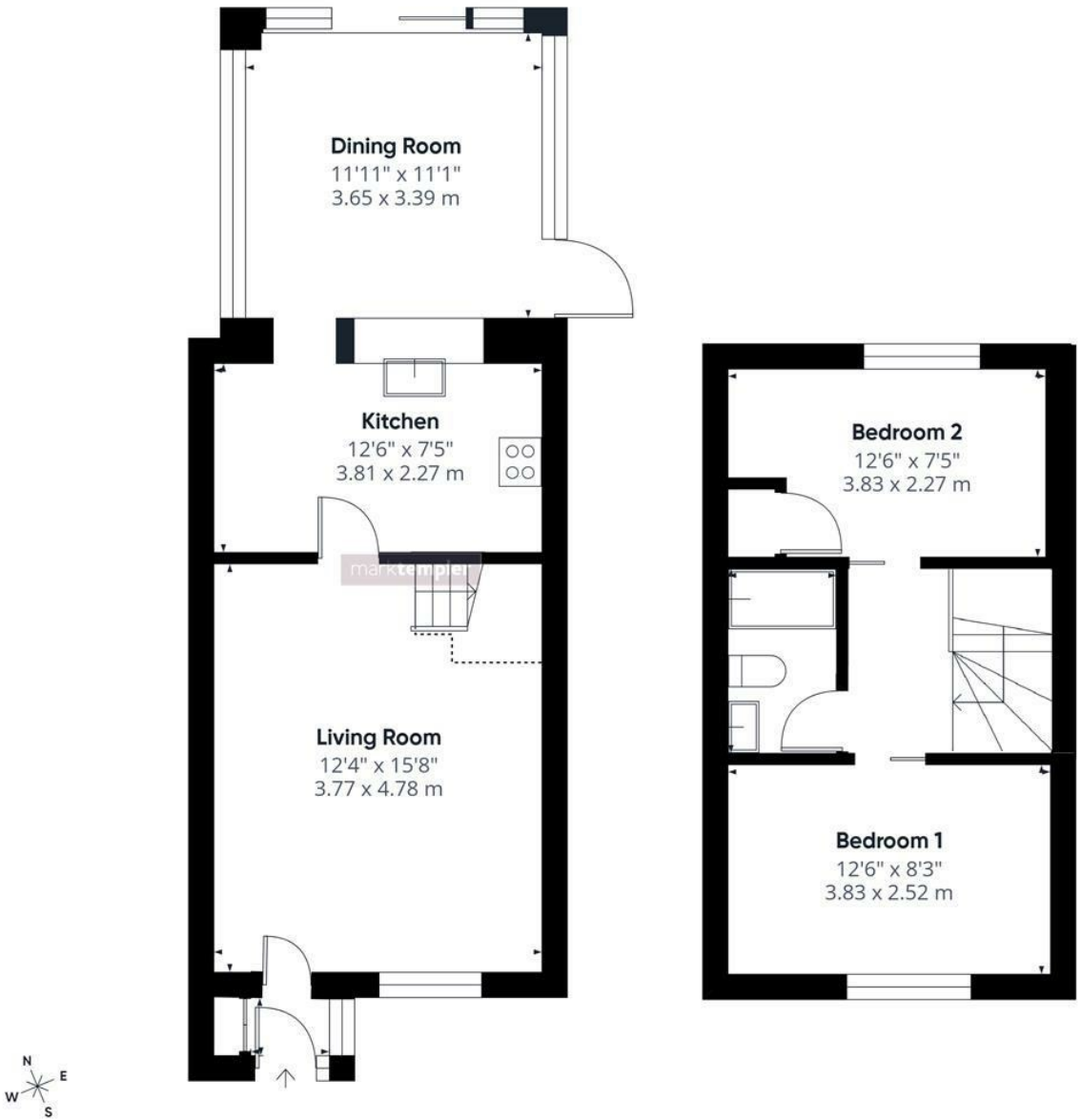

The Property Ombudsman

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