

Kenn Road Clevedon BS21 6EP

£315,000

marktempler

RESIDENTIAL SALES





**Property Type**  
House - End Terrace



**How Big**  
794.00 sq ft



**Bedrooms**  
3



**Reception Rooms**  
2



**Bathrooms**  
1



**Warmth**  
Gas Central Heating



**Parking**  
On Street



**Outside**  
Rear Courtyard



**EPC Rating**  
E



**Council Tax Band**  
C



**Construction**  
Standard



**Tenure**  
Freehold

Situated in a highly convenient central location, just moments from Clevedon town centre, this attractive three-bedroom period home combines character, charm and practicality. The property immediately impresses with its attractive stone façade while also retaining further original character features internally including high ceilings, fireplaces and traditional window shutters.

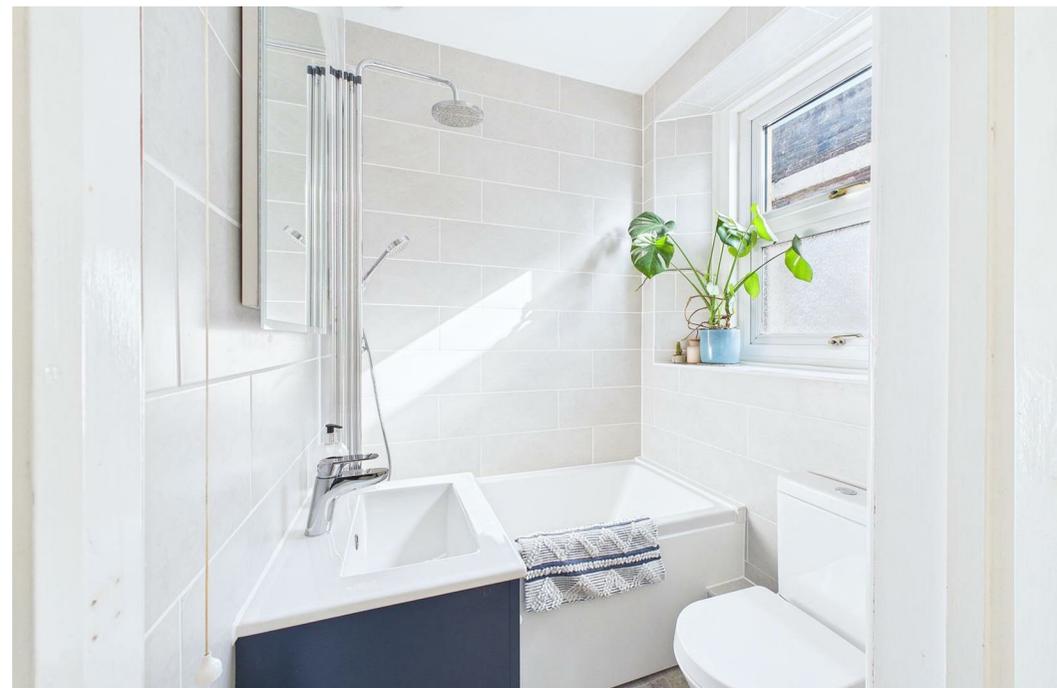
The accommodation begins with a central hallway that provides a welcoming entrance and includes a useful understairs storage cupboard. To the front, the cosy sitting room offers a comfortable living space centred around a multi-fuel fire. The separate dining room enjoys a dual aspect, its own fireplace and an additional storage cupboard, which offers potential to convert into a downstairs WC if desired. The kitchen is modern and efficiently arranged, with direct access to the rear garden. The first floor presents the three bedrooms and the stylish, fully tiled bathroom fitted with a contemporary white suite.

Outside, the sunny courtyard garden has been designed for low maintenance, laid to patio and enclosed by stone walling to create a private outdoor space.

On-street parking is available nearby, along with a communal drop-off and loading space directly in front of the house, shared with the neighbouring property. Independent shops, cafés and restaurants are all close at hand, while the Curzon Cinema, Coleridge Vale playing fields and Yeo Moor Primary School are within comfortable walking distance.



Charming three-bedroom period home in central Clevedon, featuring characterful interiors, modern kitchen and bathroom, cosy living spaces, and a sunny courtyard garden.



#### 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 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.



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