

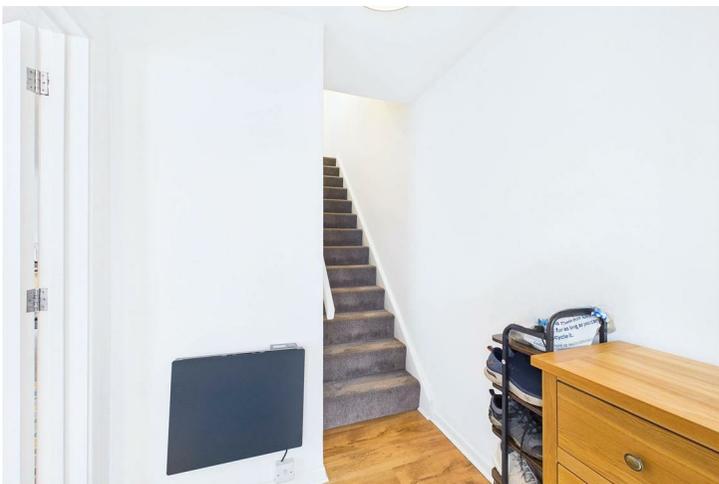
Willow Close Clevedon BS21 6HR

£325,000

marktempler

RESIDENTIAL SALES





Property Type
House - Terraced



How Big
785.00 sq ft



Bedrooms
3



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Driveway and Garage



Outside
South Facing



EPC Rating
C



Council Tax Band
C



Construction
Standard



Tenure
Freehold

Set within the sought-after Willow Close, just a short stroll from Clevedon town centre, this modern three bedroom home has been thoughtfully upgraded to provide light-filled, contemporary living ideally suited to a wide range of buyers.

The property welcomes you via an entrance hall into a spacious dual aspect L-shaped living room, where natural light pours in from both sides. To the rear, a defined dining area creates an ideal space for entertaining, with double doors opening directly onto the garden, seamlessly blending indoor and outdoor living. The kitchen has been stylishly re-fitted, featuring sleek Quartz worktops and a range of integrated appliances, offering both practicality and modern appeal.

Upstairs, the accommodation continues to impress with three bedrooms, two of which are generous doubles, while the third would make an ideal home office or child's room. A contemporary family bathroom completes the first floor, all presented in excellent order and ready for immediate occupation.

Externally, the property benefits from a driveway to the front providing off-road parking, while a garage is conveniently located in a nearby block. The rear garden is a particular highlight, enjoying a desirable southerly aspect. A patio area adjoins the house, perfect for al fresco dining, leading onto a lawn bordered by established shrubs and planting, creating a private and inviting outdoor space.

Located within easy reach of Clevedon's amenities and transport links, this superb home is offered for sale with no onward chain, making it an ideal move for those seeking a straightforward purchase.



“A beautifully updated home combining stylish interiors with a sunny garden setting, all just a short walk from the heart of Clevedon.”



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 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.



For the latest properties and local news follow Mark Templer Residential Sales, Clevedon on:



