

Ilex Avenue Clevedon BS21 6EE

£260,000

marktempler

RESIDENTIAL SALES





Property Type

House - Semi-Detached



How Big

839.00 sq ft



Bedrooms

2



Reception Rooms

1



Bathrooms

2



Warmth

Gas Central Heating



Parking

Garage and Driveway



Outside

Front and Rear



EPC Rating



Council Tax Band

C



Construction

Standard



Tenure

Freehold

A chalet-style semi-detached home positioned within a central cul-de-sac close to the heart of town. Offered for sale with no onward chain, this property now requires modernisation, yet presents an exciting opportunity for buyers looking to update and personalise a home to their own taste. With well-proportioned rooms, a pleasant garden and the added benefit of parking and a garage, the property offers fantastic potential in a highly convenient location.

The accommodation begins with a welcoming entrance hall which leads into the principal living spaces. Positioned at the front of the property is a bright dual-aspect living room, enjoying pleasant views over the front garden and allowing plenty of natural light to flow through the space. To the rear of the property is the kitchen along with a downstairs bathroom. Upstairs, the landing leads to two generous double bedrooms, with the principal bedroom benefiting from an en-suite bathroom.

Outside, the property enjoys a charming front garden that overlooks Kingston Avenue, creating an attractive outlook. To the rear there is an enclosed, low-maintenance garden providing a private space to relax or entertain. A driveway and garage are also located at the rear of the property, offering valuable off-road parking and storage.

Ilex Avenue is a small cul-de-sac ideally positioned just a short distance from Clevedon town centre. A wide range of amenities are within easy reach including shops, cafés, schools, doctors' surgeries and excellent transport links, making it a convenient setting for everyday living.

Homes offering this level of potential in such a central position are increasingly rare, and this property represents a wonderful opportunity to create a home perfectly suited to modern living.



“An exciting opportunity to transform a well-positioned home into something truly special, all within easy reach of Clevedon’s vibrant town centre.”



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

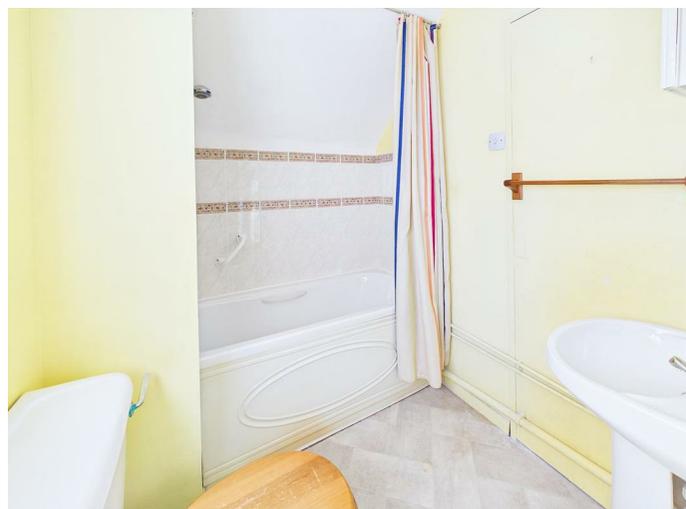
UTILITIES

Mains electric, gas, water and drainage.

BROADBAND AND MOBILE COVERAGE

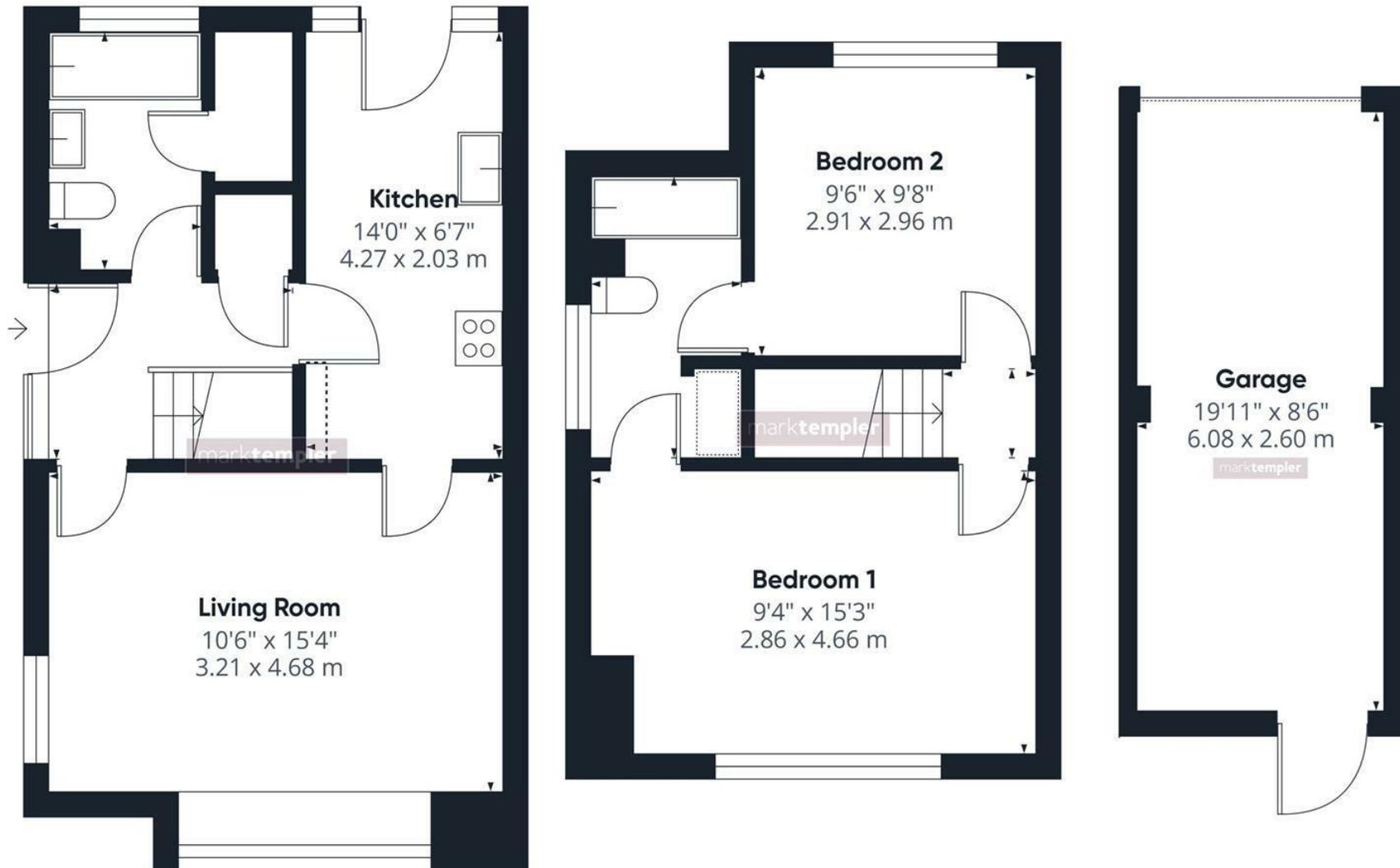
Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 100 Mbps. Mobile coverage is good outdoor and in-home. Subject to your network.

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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