

Somerset Road Clevedon BS21 6DP

£325,000

marktempler

RESIDENTIAL SALES



**Property Type**

House - Terraced

**How Big**

1181.00 sq ft

**Bedrooms**

4

**Reception Rooms**

2

**Bathrooms**

1

**Warmth**

Gas Central Heating

**Parking**

Driveway

**Outside**

To The Rear

**EPC Rating**

E

**Council Tax Band**

C

**Construction**

Standard

**Tenure**

Freehold

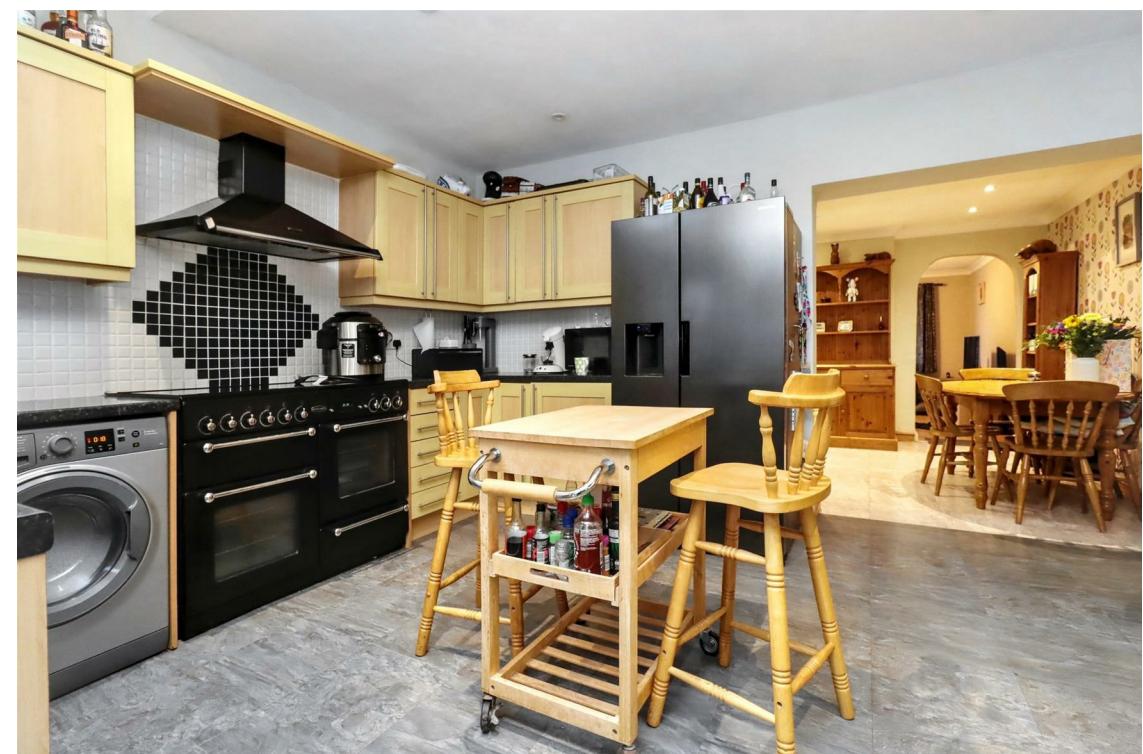
Situated just a short walk from Clevedon town centre, this well-presented four-bedroom terrace house offers a comfortable and practical home for families. With schools, shops, and local amenities close by, it's a great location for anyone looking for convenience and ease of living.

As you enter, you're welcomed by an initial hallway that leads to a cosy sitting room at the front of the house, complete with a fireplace. The dining area flows naturally into the modern kitchen, which has plenty of storage and direct access to the paved back garden, making it easy to enjoy outdoor space.

The ground floor also features a handy downstairs WC and study area. Upstairs, you'll find four bedrooms spread across two floors. Some of the bedrooms have built-in storage, and the white modern bathroom provides a fresh feel to the space.

The back garden is paved for easy maintenance, with the added bonus of gated access to the rear. The paved driveway at the front of the house provides parking for two cars, so you'll always have a space when you need it.

With a great layout, plenty of storage, and a location close to Clevedon's town centre and schools, this house offers everything a growing family might need.



Well-presented four-bedroom terrace house with driveway, modern kitchen and found close to Clevedon town centre and schools.



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 **Head Projects (Surveyors)**: 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, water and drainage. Gas central heating.

This information has been provided by the sellers and is correct to the best of our knowledge

BROADBAND AND MOBILE COVERAGE

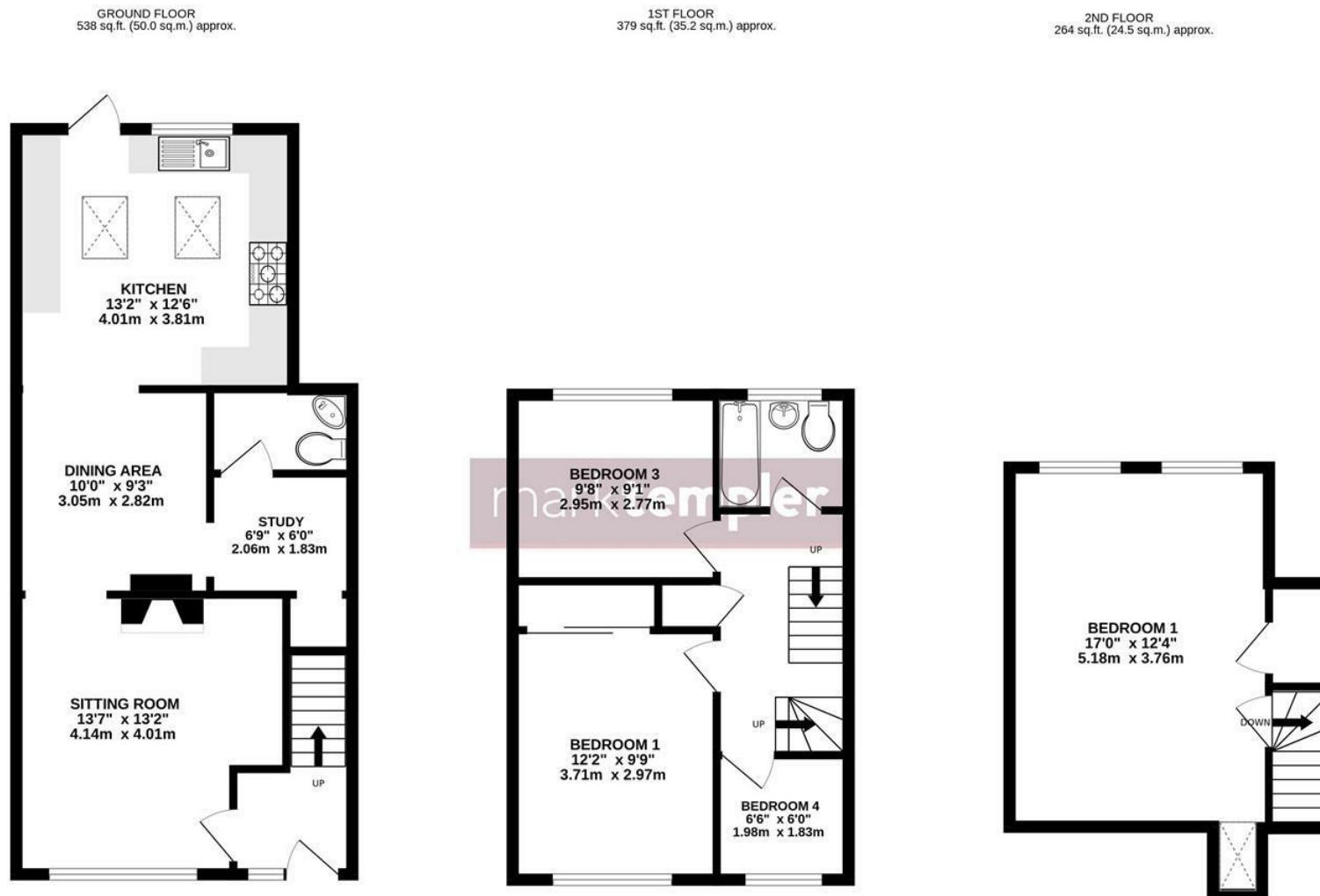
Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.

Mobile coverage is limited to likely.

This information is sourced via the Sellers and checker.ofcom.org.uk, we advise you make your own enquires.

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TOTAL FLOOR AREA: 1181 sq.ft. (109.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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