

Westbourne Avenue Clevedon BS21 7YE

£375,000

marktempler

RESIDENTIAL SALES





Property Type
House - Terraced



How Big
1181.00 sq ft



Bedrooms
4



Reception Rooms
1



Bathrooms
2



Warmth
Gas Central Heating



Parking
On Street



Outside
Front and Rear



EPC Rating
D



Council Tax Band
A



Construction
Standard



Tenure
Freehold

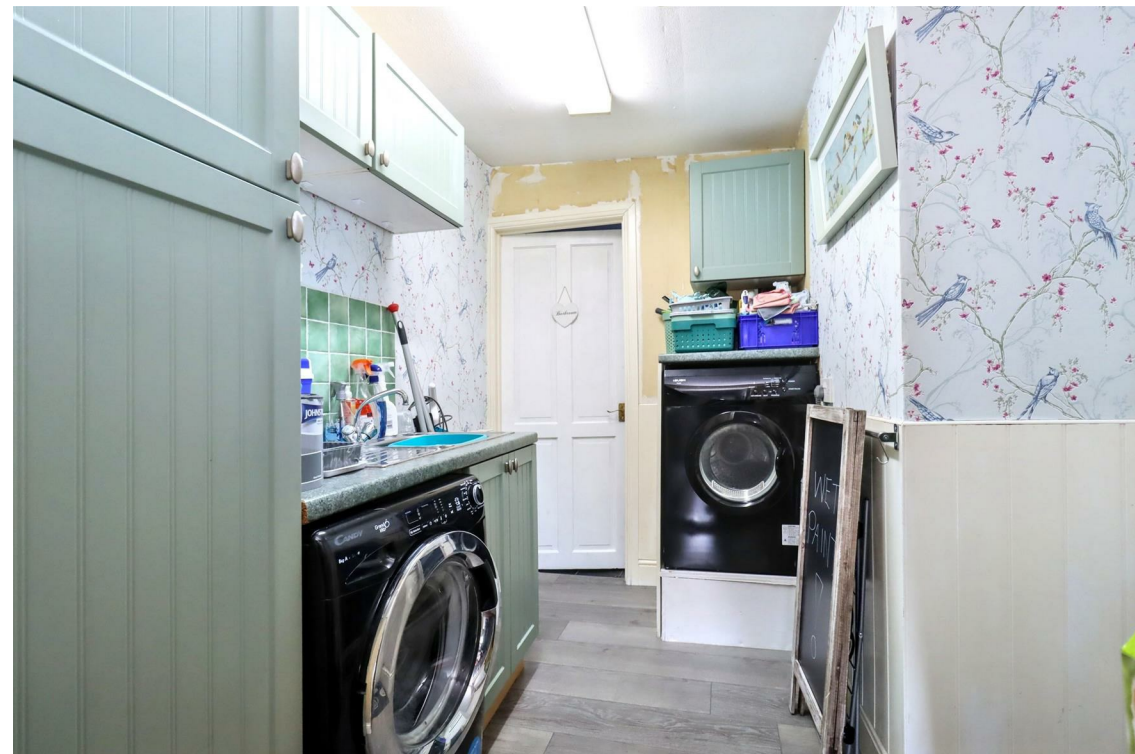
Situated on Westbourne Avenue, this generously proportioned and well-designed family home offers versatile accommodation within easy reach of Clevedon's seafront, Marine Lake, and the scenic Salhouse Fields. With spacious rooms throughout, it is well suited to modern family living and is offered to the market with no onward chain.

The ground floor includes a bright and airy kitchen/dining room that opens into a welcoming sitting room—ideal for both everyday living and entertaining. Practical features such as a utility room, downstairs shower room, and a store room provide added convenience.

Upstairs, the property offers four well-sized bedrooms, including a generous main bedroom, along with a family bathroom—providing plenty of space for growing families.

To the rear, the private garden is enclosed by mature hedging, creating a peaceful and secure setting. A seating area close to the house is perfect for outdoor dining and relaxation, leading onto a level lawn that's ideal for children or keen gardeners.

A spacious and practical home in a well-connected part of Clevedon, available with no onward chain.



Spacious four-bedroom home close to Clevedon's seafront – No Onward Chain



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

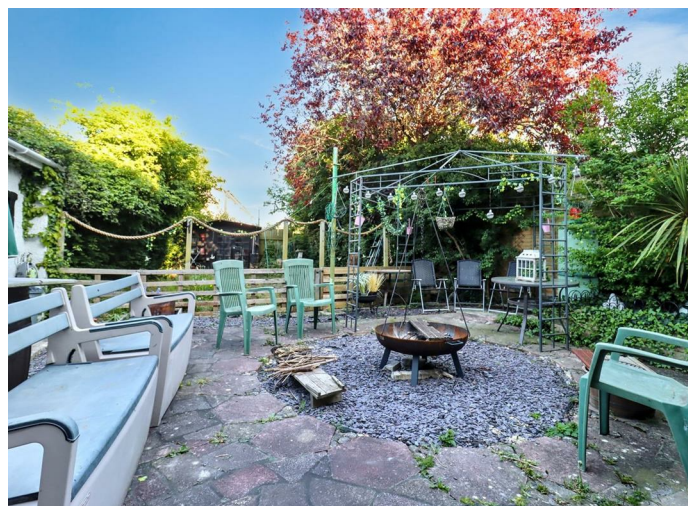
UTILITIES

Mains electric, 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 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.

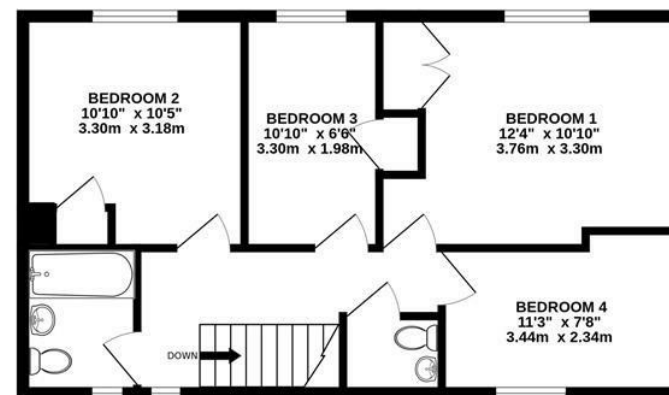


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GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.

1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



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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