

Beaconsfield Road Clevedon BS21 6HN

£299,950

marktempler

RESIDENTIAL SALES



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for sale
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marktempler.co.uk

1950's semi detached three bedroom family home offering spacious accommodation - located within a convenient central location close to many of the town's amenities. The layout comprises a central entrance hallway that connects to the dual aspect sitting room with a feature fireplace and double doors to the garden. A recently fitted contemporary kitchen enjoys space for a dining area, creating a social area for entertaining friends and family. Completing the ground floor is the utility room. Upstairs, the first floor landing opens to three well proportioned bedrooms, a bathroom, and a separate wc.area,

Outside, the house is approached via a triple width driveway providing off road parking. Both the front and rear gardens are low maintenance having been mainly laid to gravel. The rear garden is enclosed with a large patio area and established trees and hedges.

Beaconsfield Road is a prime spot for convenience - from this location, you can easily walk to the town centre, Clevedon Medical Centre, and Yeo Moor Primary School. It's a great location for a family and means you don't always have to use the car.



PROPERTY TYPE

House - Semi-Detached



HOW BIG

873.00 sq ft



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas central heating



PARKING

Driveway



OUTSIDE SPACE

Rear



EPC RATING

D



COUNCIL TAX BAND

C

HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

Proof of identification - we need to run an electronic check for all purchasers of the property. To do this, we need your full name including titles, dates of births and residential address(s) for the last three years. The ID check is at no cost.

Proof of funding - if a mortgage is required, we need to see an up-to-date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash, we will need to see an official statement of the funds required.

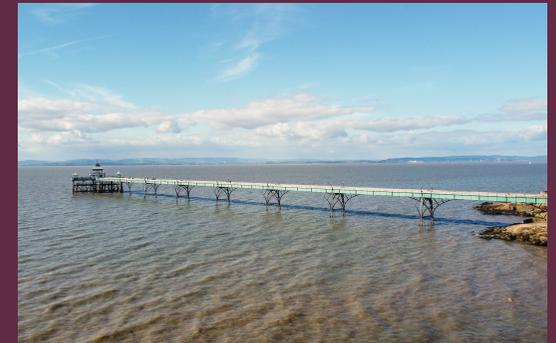
Proof of chain - if you are selling your home with another agent, we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral fee £175 + VAT, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Centre - Mortgage Advisors Referral Fee 20% of the net commission received. All referral fees are included within any quotes provided by the named companies.



Up your street...

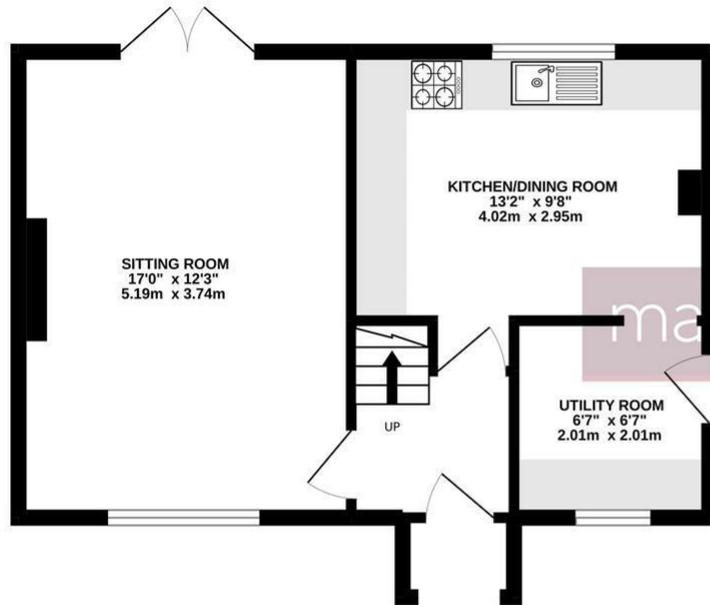


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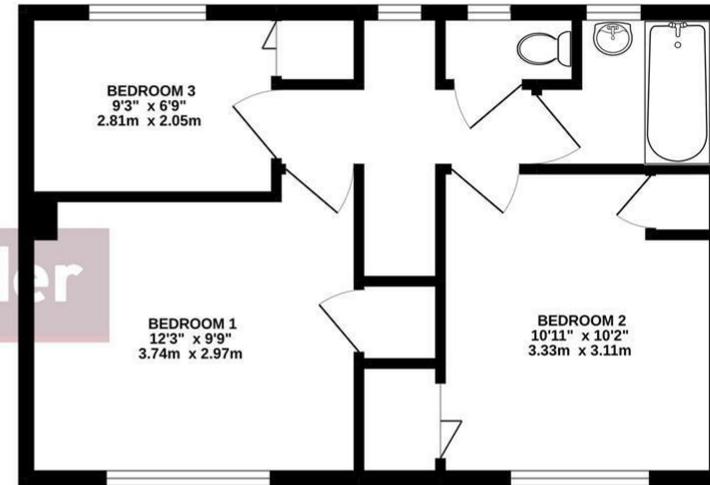




GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 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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