

Sercombe Park Clevedon BS21 5AZ

£535,000

marktempler

RESIDENTIAL SALES





	PROPERTY TYPE		HOW BIG
House - Detached	1535.00 sq ft		
	BEDROOMS		RECEPTION ROOMS
5	2		
	BATHROOMS		WARMTH
2	Gas Central Heating		
	PARKING		OUTSIDE SPACE
Driveway & Garage	At The Rear		
	EPC RATING		COUNCIL TAX BAND
C	D		

An impressive, detached family home that offers substantial living space perfect for a family. The exceptional fittings throughout the house showcase a high level of craftsmanship and attention to detail, ensuring a luxurious living experience.

As you approach the property, you are greeted by a double width driveway leading to the single garage, providing ample parking space for multiple vehicles.

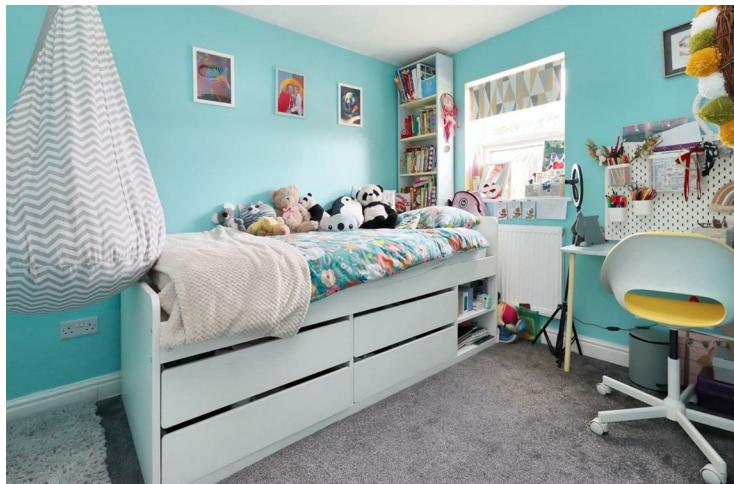
Upon entering, you are greeted within the bright central hallway, you will then find an attractive sitting room to the front, perfect for relaxing and entertaining guests. The spacious kitchen/dining room is across the back of the house and connects seamlessly to a cosy snug area creating an overall inviting and family orientated room. The stylish kitchen boasts ample storage, solid worktops, and a breakfast bar for casual dining. The bi-folding doors from the dining area provide a pleasant outlook across the back garden, and with skylight, the room is flooded with natural light, creating a bright and airy environment. The rest of the ground floor offers a cloakroom, store room and separate utility room.

Upstairs, the property offers five bedrooms with the flexibility to use them as a home office or study, catering to the needs of modern living. The main bedroom features a modern en suite shower room, while the superb family bathroom includes a bath, WC, and his and hers sinks.

Outside, the back garden is predominantly laid to lawn with a raised seating area, perfect for outdoor gatherings and barbecues. You can soak in the evening sun during the summer and also have side access to the front of the house.

The property is situated in a popular residential location close to playing fields, schools, and lovely riverbank walks. The overall blend of space, style and the superb location makes this an exciting new home for a growing family.







A thoughtfully designed family home enjoying a high level of finish, exceptional fittings and situated in a popular location.



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.

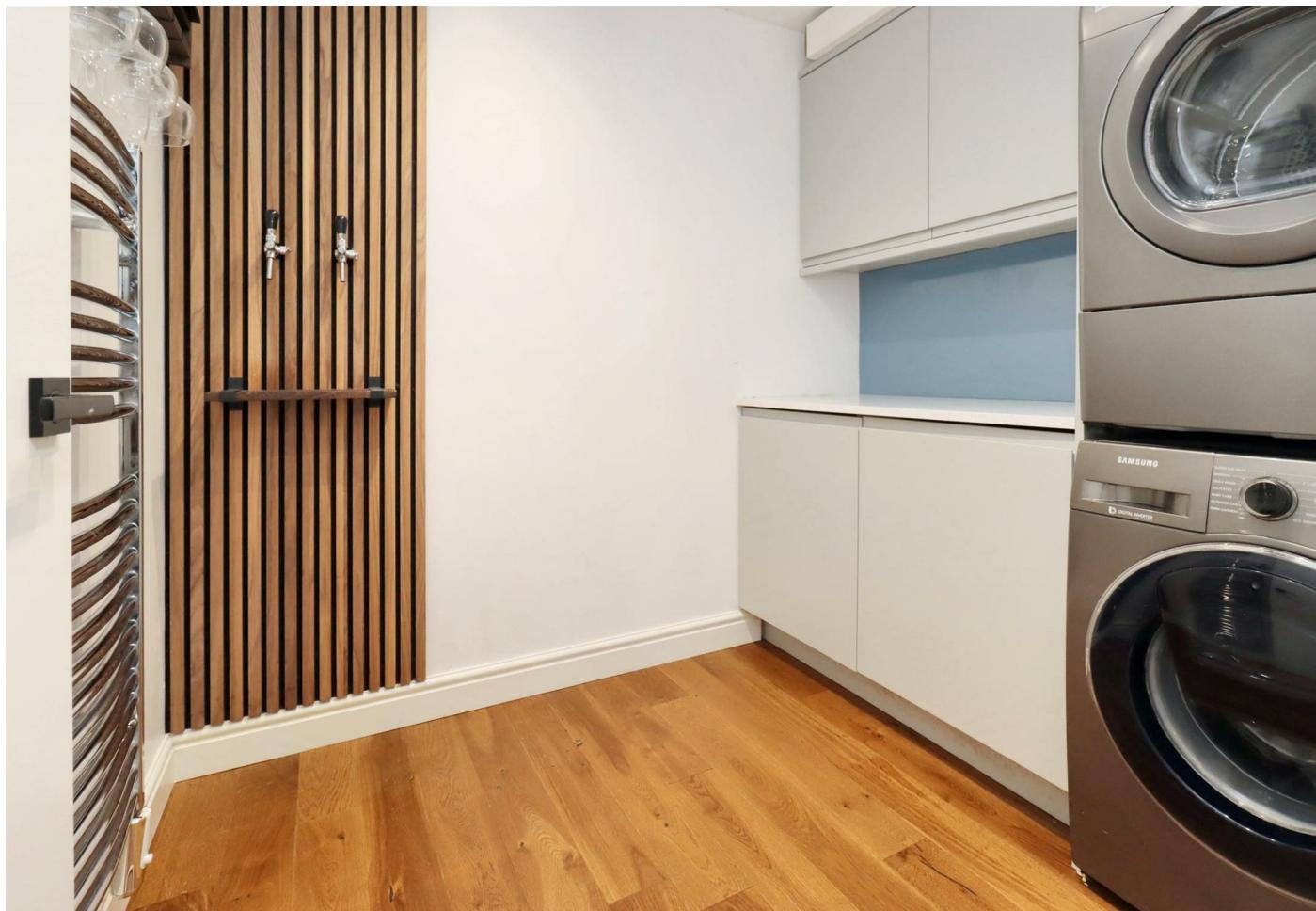
Proof of identification - we need to run an electronic check for all purchasers of the property. To do this, we need your full name including titles, dates of births and residential address(s) for the last three years. The ID check is at no cost.

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.

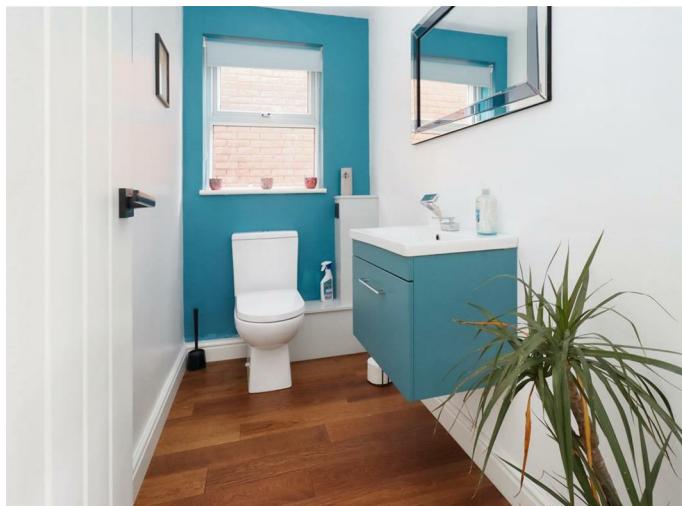
Proof of chain - if you are selling your home with another agent, we will need full details of the agent involved and any linked transactions.

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



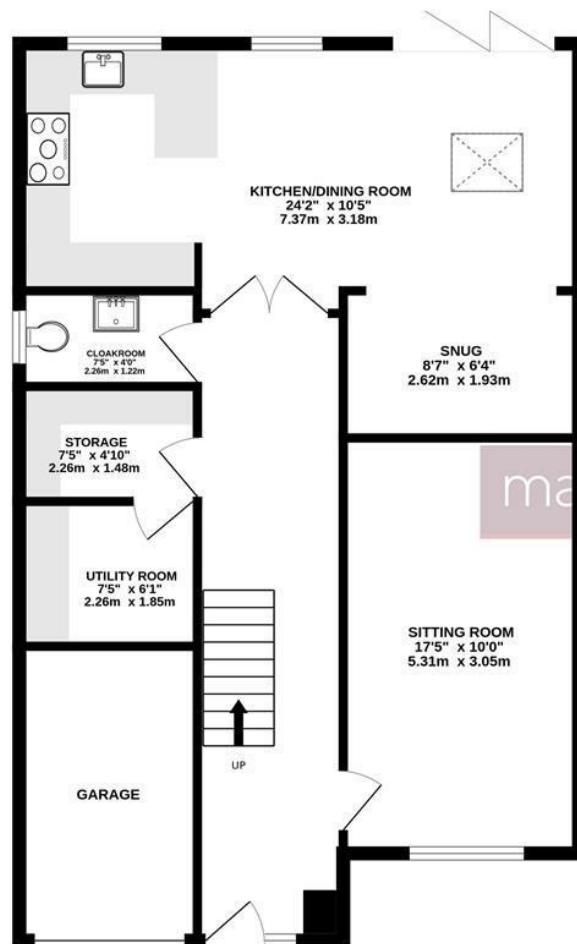
Up your street...



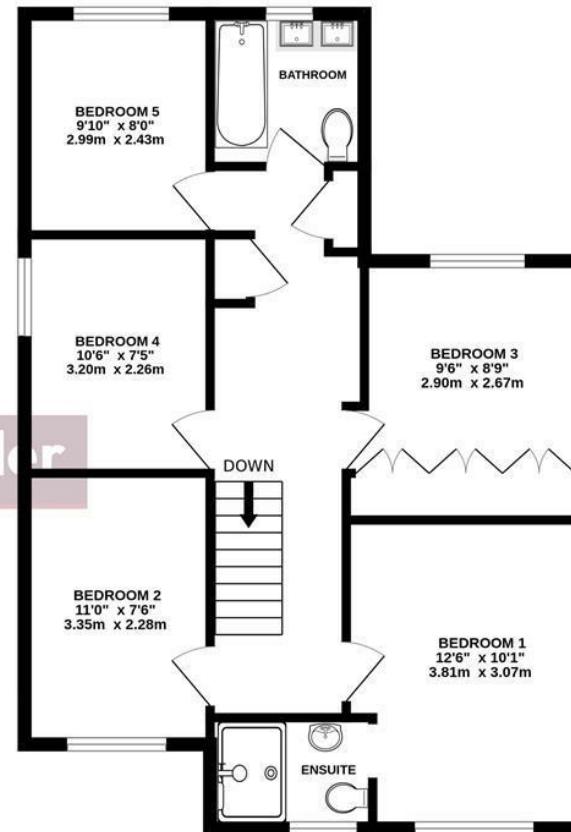
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GROUND FLOOR
851 sq.ft. (79.0 sq.m.) approx.



1ST FLOOR
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 1535 sq.ft. (142.6 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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