

Wrangle Farm Green Clevedon BS21 5DR

£449,950

marktempler

RESIDENTIAL SALES





Property Type
House - End Terrace



How Big
1426.00 sq ft



Bedrooms
4



Reception Rooms
1



Bathrooms
2



Warmth
Air Source Heat Pump



Parking
Long Driveway & Garage



Outside
Front, Side & Rear



EPC Rating
C



Council Tax Band
C



Construction
Standard



Tenure
Freehold

This thoughtfully extended four-bedroom home is ideal for modern family living, offering a generous layout and a convenient location within walking distance of Clevedon town centre

The property begins with an initial entrance porch leading into a well-designed, free-flowing open-plan kitchen, dining, and living area. This impressive space features two sets of folding doors that open into the garden, filling the room with natural light and creating a seamless indoor-outdoor connection. There's ample space to dine and entertain, along with a dedicated area to sit and relax. This area enjoys engineered oak flooring and has two sky lights.

The kitchen is stylish and functional, fitted with contemporary units that offer plenty of storage and centred around a substantial island with seating. A separate utility room provides further storage and leads to a sleek, modern downstairs shower room. Internal access to the single garage adds convenience and practicality. One of the four bedrooms is located on the ground floor, perfect for guests or multigenerational living. Upstairs, there are three additional bedrooms, featuring built-in storage, and a modern family bathroom complete with a freestanding bath.

The property sits on an extensive plot with generous off-street parking at the front and wraparound gardens to the side and rear. The gardens have been designed for low maintenance, laid mainly with stone chippings, mature borders, and several seating areas for relaxation. The location is ideal for families, being close to playing fields, Yeo Moor Primary School, Aldi supermarket, and providing quick access to the M5 motorway.



Extended four-bedroom family home with open-plan living, modern finishes, wraparound gardens, parking, and convenient access to schools and amenities.



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

AIR SOURCE HEAT PUMP

The property benefits from an air source heat pump, this works by transferring heat from the outside air, even in cold weather, to a special refrigerant fluid, which is then compressed to increase its temperature and deliver heat to your home. It's essentially a reverse refrigerator, using electricity to move heat rather than create it.

UTILITIES

Mains electric, water and drainage. Air source heat pump (see details above)

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 1000 Mbps and highest available upload speed 1000 Mbps.

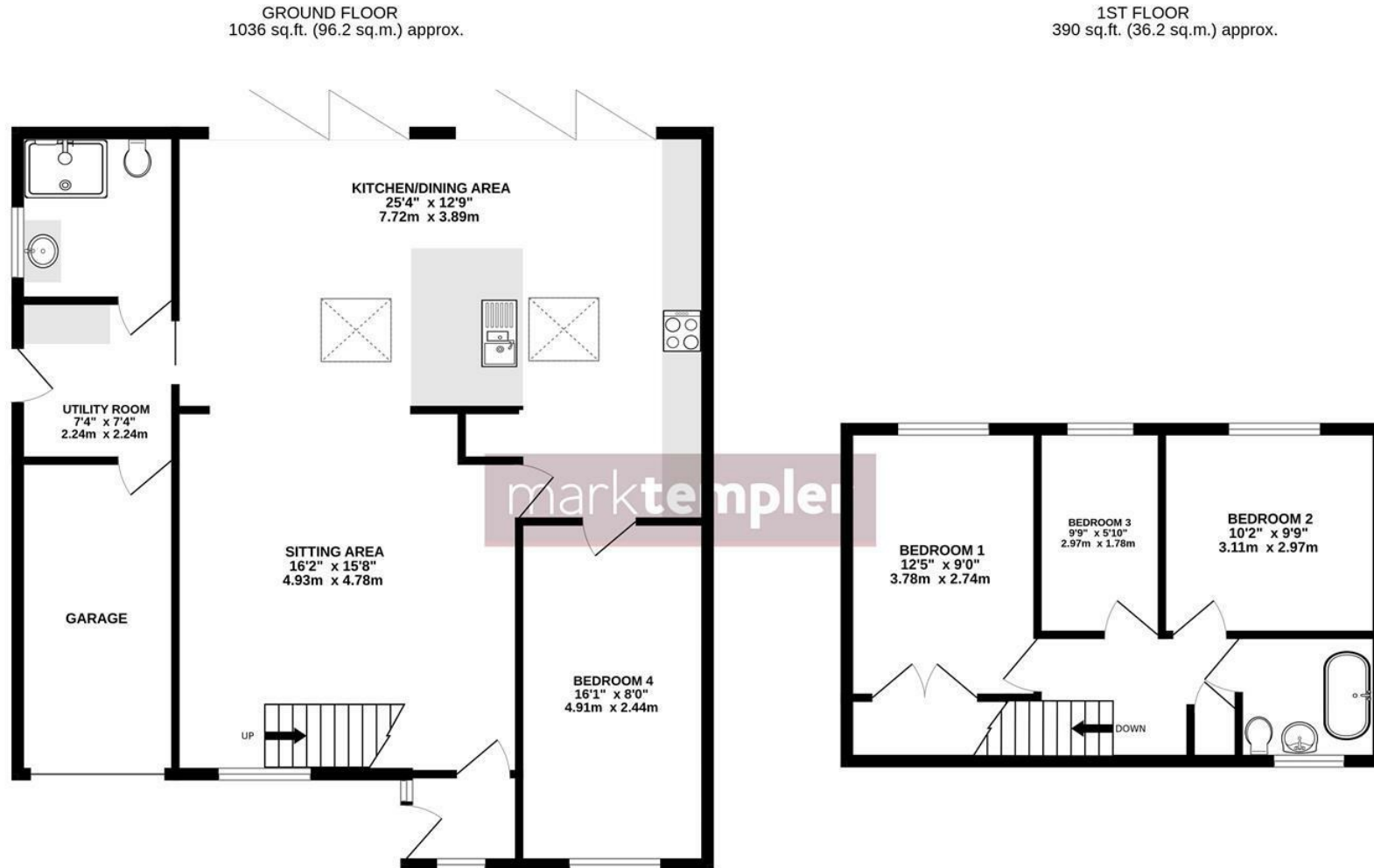
Mobile coverage is limited to likely.

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 : 1426 sq.ft. (132.5 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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