

Longacre Clevedon BS21 7YX

£295,000

marktempler

RESIDENTIAL SALES






Property Type
House - Semi-Detached


How Big
703.00 sq ft


Bedrooms
2


Reception Rooms
1



Bathrooms
1


Warmth
Gas Central Heating


Parking
Garage and Driveway


Outside
Corner Plot


EPC Rating
C


Council Tax Band
B


Construction
Standard


Tenure
Freehold

Tucked away at the head of a peaceful cul-de-sac just off Yeolands Drive, this attractive two-bedroom semi-detached home offers a superb balance of tranquillity, convenience, and lifestyle. Enjoying a generous corner plot and backing onto the Blind Yeo riverbank, the property is ideally positioned for those who appreciate the outdoors, with Marshalls Field and the coastal path just a short stroll away. Offered to the market with no onward chain, it presents an excellent opportunity for a wide range of buyers.

Inside, the well-maintained accommodation includes a spacious sitting room at the front, a modern kitchen/dining room to the rear, and a compact conservatory. Upstairs, there are two well-proportioned double bedrooms and a centrally located shower room. The layout is both practical and comfortable, making the most of the available space.

Outside, the home benefits from a private driveway providing off-road parking and access to a detached single garage. The garden wraps around the side of the property, enjoying a sunny, secluded aspect with ample room for outdoor dining or planting.

This sought-after part of Clevedon is known for its blend of natural beauty and everyday convenience. Riverside and coastal walks are on the doorstep, while amenities including supermarkets, schools, transport links, and a leisure centre are all within easy reach.

A rare find in a desirable setting, this home combines lifestyle, location, and potential – an ideal choice for those seeking a peaceful yet well-connected place to call home.



Attractive two-bedroom semi-detached home with garage, sunny garden and riverside setting at the end of a quiet cul-de-sac.



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

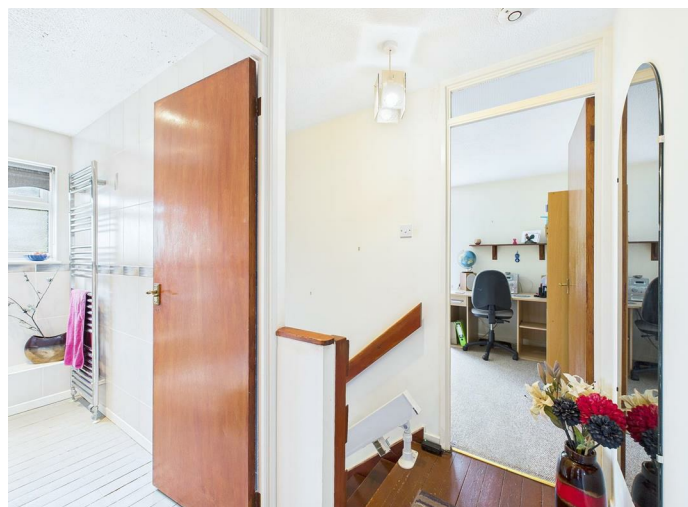
Mains electric, gas, water and drainage.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps.

Mobile coverage is considered limited to likely.

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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