

Ruddymead Clevedon BS21 5EP

£259,000

marktempler

RESIDENTIAL SALES





	<b>Property Type</b>	House - Terraced
	<b>How Big</b>	593.00 sq ft
	<b>Bedrooms</b>	2
	<b>Reception Rooms</b>	1
	<b>Bathrooms</b>	1
	<b>Warmth</b>	Gas Central Heating
	<b>Parking</b>	Allocated Space & Garage
	<b>Outside</b>	Extensive Rear
	<b>EPC Rating</b>	C
	<b>Council Tax Band</b>	B
	<b>Construction</b>	Standard
	<b>Tenure</b>	Freehold

Located in a popular cul-de-sac just off Fosseway, this modern two-bedroom terraced home is ideal for first-time buyers and is offered to the market with no onward chain. The property is first approached via an open green space, offering a pleasant and peaceful setting. A single garage in a nearby block with a parking space in front along with a further allocated parking space, provides convenient parking options.

An initial entrance hall leads into a bright living room at the front of the house, while the modern kitchen sits to the rear, complete with a breakfast bar and direct access into the garden. Upstairs, there are two bedrooms, both benefiting from built-in storage, and a well-appointed family bathroom.

The rear garden is a standout feature—much larger than you might expect—with a thoughtfully designed layout that includes a patio seating area adjacent to the house, a generous stretch of lawn, and an additional patio area at the far end, perfect for outdoor dining or entertaining.

Perfectly positioned within walking distance to Clevedon town centre via public footpaths and just a short distance from St John's Primary School, Strode Leisure Centre, and Tesco supermarket, this property combines convenience, comfort, and charm.



Modern two-bedroom terrace with a large garden, two parking spaces, garage, and great location near Clevedon 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

### UTILITIES

Mains electric, gas, water and drainage.

### BROADBAND AND MOBILE COVERAGE

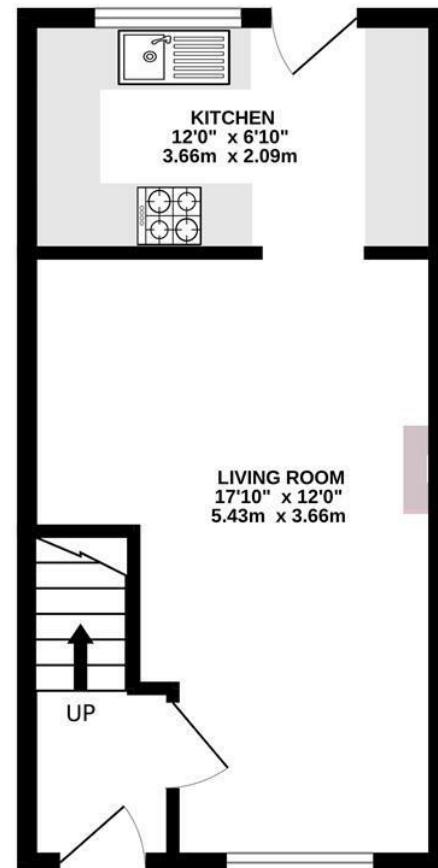
Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps. Mobile coverage is good outdoor and in-home. Subject to your network.

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.

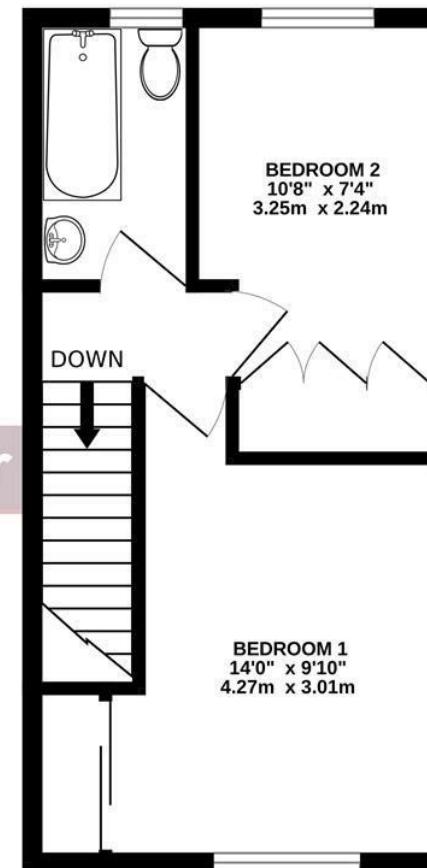
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GROUND FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



1ST FLOOR  
297 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 593 sq.ft. (55.1 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 advertising 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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