

Westfield Clevedon BS21 5DD

£399,950

marktempler

RESIDENTIAL SALES





Property Type

Bungalow - Detached



How Big

837.00 sq ft



Bedrooms

3



Reception Rooms

1



Bathrooms

1



Warmth

Gas Central Heating



Parking

Garage and Driveway



Outside

Corner Plot



EPC Rating

D



Council Tax Band

D



Construction

Standard



Tenure

Freehold

Set within a popular and convenient part of Clevedon, just moments from scenic riverbank walks, transport links, and the Tesco supermarket, this detached three-bedroom bungalow presents an excellent opportunity for those looking to downsize without compromise. Tucked away on a generous and private corner plot off Tutton Way, the property offers level access to Clevedon's varied amenities and benefits from a tranquil, well-established setting.

The well-balanced accommodation comprises a spacious living room measuring over 22 feet in length, perfect for entertaining or relaxing, and a conservatory to the rear that overlooks the garden – ideal for enjoying the outlook year-round. The kitchen sits at the heart of the home and is conveniently positioned with easy access to all rooms. Three bedrooms are available, with the primary bedroom offering ample space and natural light, while the other two bedrooms provide flexibility for guests, family, or home working. A centrally located bathroom and separate WC completes the internal layout.

Outside, the front garden has been designed with low maintenance in mind, laid mainly to stone chippings. The rear garden is a true haven, boasting a lush level lawn, mature hedging for privacy, and an array of established shrubs. There is also a patio area for outdoor dining, a greenhouse, and a timber shed – ideal for gardening enthusiasts and wildlife lovers alike.

Further benefits include a single garage and driveway providing off-street parking. This is a rare opportunity to secure a well-located bungalow with a versatile layout and attractive outdoor space, all offered to the market with no onward chain.



A detached three bedroom bungalow on a generous corner plot – offered with No Onward Chain



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

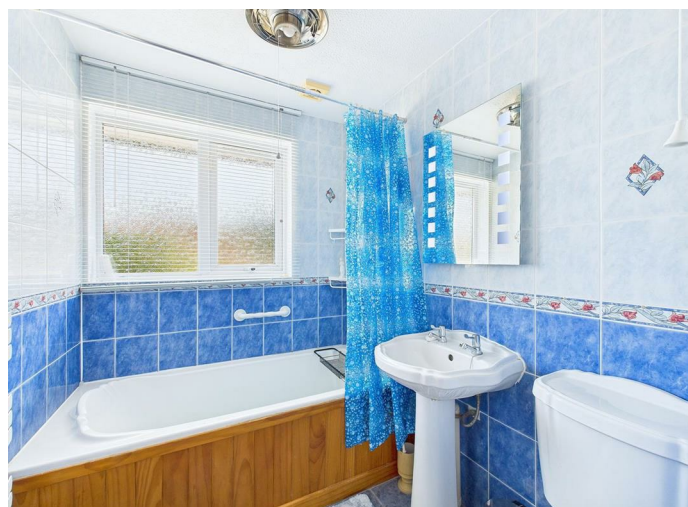
UTILITIES

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](https://www.ofcom.org.uk) and is accurate to the best of knowledge.



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