

Hillview Avenue Clevedon BS21 6JG

£285,000

marktempler

RESIDENTIAL SALES





|   |                       |   |                         |
|---|-----------------------|---|-------------------------|
|    | <b>Property Type</b>  |    | <b>How Big</b>          |
|   | House - Semi-Detached |   | 677.00 sq ft            |
|    | <b>Bedrooms</b>       |    | <b>Reception Rooms</b>  |
| 2   |                       | 2   |                         |
|    | <b>Bathrooms</b>      |    | <b>Warmth</b>           |
| 1   |                       |   | Gas Central Heating     |
|    | <b>Parking</b>        |    | <b>Outside</b>          |
|   | Off Street Parking    |   | Front and Rear          |
|  | <b>EPC Rating</b>     |  | <b>Council Tax Band</b> |
|   |                       |   | B                       |
|  | <b>Construction</b>   |  | <b>Tenure</b>           |
| Standard  |                       |   | Freehold                |

Ideally located in a quiet cul-de-sac within walking distance of Clevedon town centre, this modern two-bedroom home stands out for its larger-than-average room proportions and contemporary finishes. Perfect for those seeking a stylish and spacious home in a central location, the property has been thoughtfully maintained and upgraded to offer a high standard of living.

The accommodation is designed with a sense of openness, starting with a bright and airy living room centred around a charming bay window. This leads through to a stunning Wren kitchen, which has been fitted with a range of contemporary units, beautiful worktops, and integrated appliances to create a sleek, functional heart to the home. Practicality is also well-considered, with multiple storage cupboards integrated throughout the layout. Upstairs, the sense of space continues with two generous double bedrooms that offer far more room than typically found in similar properties, both of which are served by a modern family bathroom.

Outside, the property enjoys well-presented garden areas to both the front and rear. The rear garden is a particular highlight, featuring a patio area directly adjoining the house that is perfect for outdoor entertaining, along with a useful garden shed tucked into the corner. To the side of the home, a driveway leads to off-road parking.

The location is a significant draw, offering a residential setting that remains incredibly well-connected. Residents can enjoy being within easy walking distance of the town centre's shops and amenities, as well as local playing fields and the nearby Yeo Moor School. Combining modern interior style with generous proportions and a prime central position, this home represents a fantastic opportunity for a variety of buyers.



A beautifully presented two-bedroom home boasting generous proportions, a contemporary Wren kitchen, and off-road parking in a central location.



#### HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

**Proof of Identification** - Please note there is a £12 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

**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 **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 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.

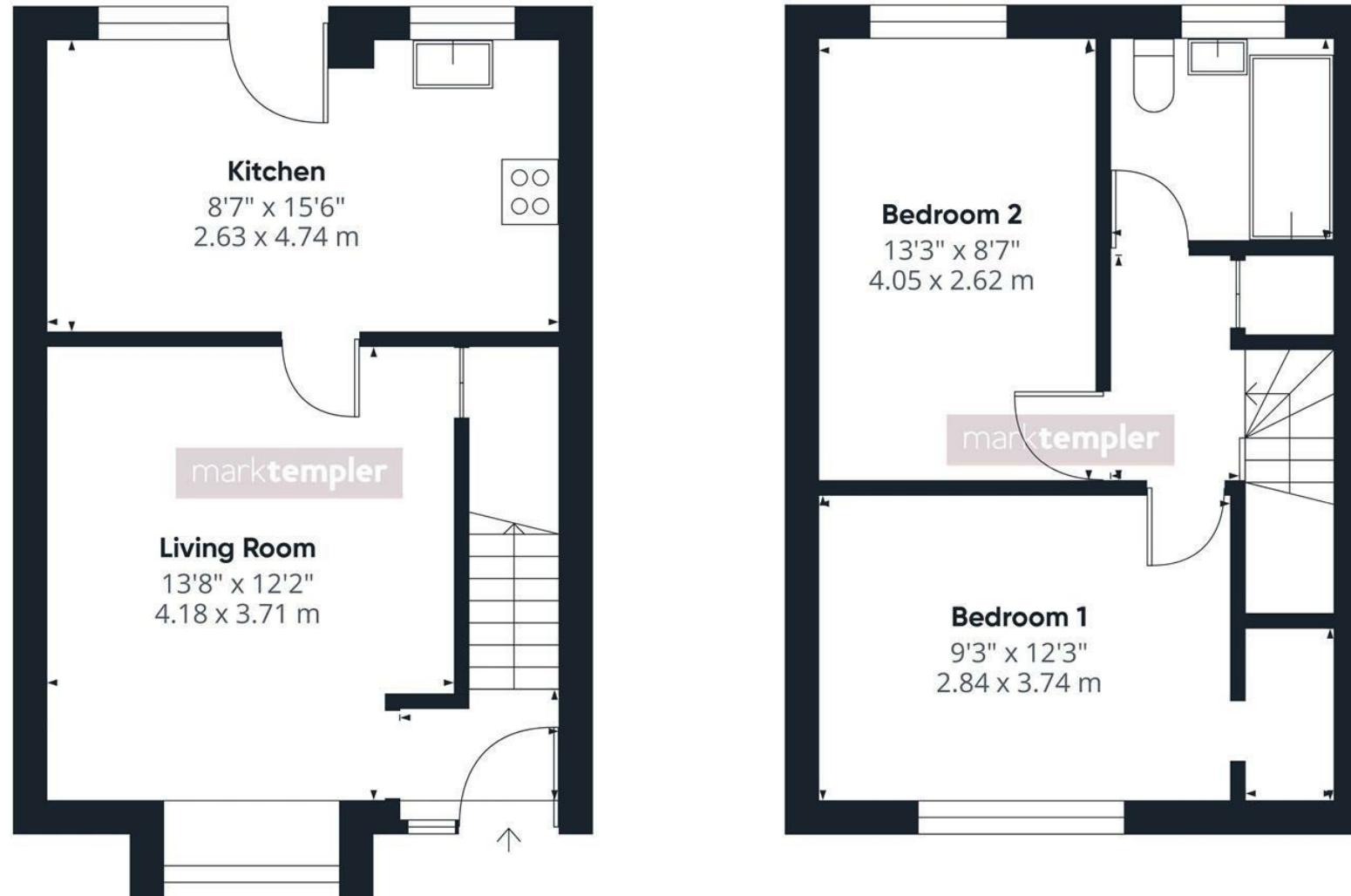
### BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1800 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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The Property  
Ombudsman

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