

Hurn Road Clevedon BS21 5AF

£375,000

marktempler

RESIDENTIAL SALES





Property Type
House - Link Detached



How Big
881.00 sq ft



Bedrooms
3



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Driveway & Garage



Outside
Front, Side & Rear



EPC Rating
C



Council Tax Band
D



Construction
Standard



Tenure
Freehold

This superb detached house is situated on a corner plot, offering a sense of privacy and space. It's conveniently located within walking distance to Clevedon town centre.

As you enter the property, you are greeted by an entrance porch and cloakroom, providing a practical space for coats and shoes. The sitting room, located at the front of the house, boasts a bay window that fills the room with natural light. The bright kitchen/dining room is a highlight of this property, offering ample storage space. The open plan layout seamlessly connects the kitchen to the dining area, making it perfect for entertaining guests or enjoying family meals. Additionally, a conservatory at the back of the house provides an additional space to relax and enjoy the views of the rear garden. Moving upstairs, you will find three bedrooms, as well as a modern bathroom with a three piece suite,

Outside, the property boasts a driveway to the side, providing parking for at least two cars back to back. A single garage with rear access from the garden offers additional parking or storage space. The wrap-around gardens are predominantly laid to lawn, creating a picturesque setting with various seating areas to enjoy outdoor activities or simply unwind.

The location is close to shops, schools, and playing fields. For those who commute, quick access to the M5 motorway ensures a convenient journey. Overall, this exceptional detached house offers a perfect blend of comfort, convenience for a family.



A great family home sitting within a corner plot and found in a convenient location, close to 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 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](https://www.ofcom.gov.uk/consult/condocs/broadband/broadbandchecker/) and is accurate to the best of knowledge.



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