

Iminster Close Clevedon BS21 6JS

£389,950

marktempler

RESIDENTIAL SALES





Property Type

House - Semi-Detached



How Big

1099.00 sq ft



Bedrooms

3



Reception Rooms

2



Bathrooms

1



Warmth

Gas Central Heating



Parking

Driveway and Garage



Outside

Rear Garden



EPC Rating

C



Council Tax Band

C



Construction

Standard



Tenure

Freehold

This attractive extended semi-detached house enjoys a quiet cul-de-sac position within easy reach of Clevedon town centre, Yeo Moor School and a range of local amenities. Offering well-balanced accommodation ideal for families, the property combines generous living space with a sociable rear garden and excellent convenience for everyday life.

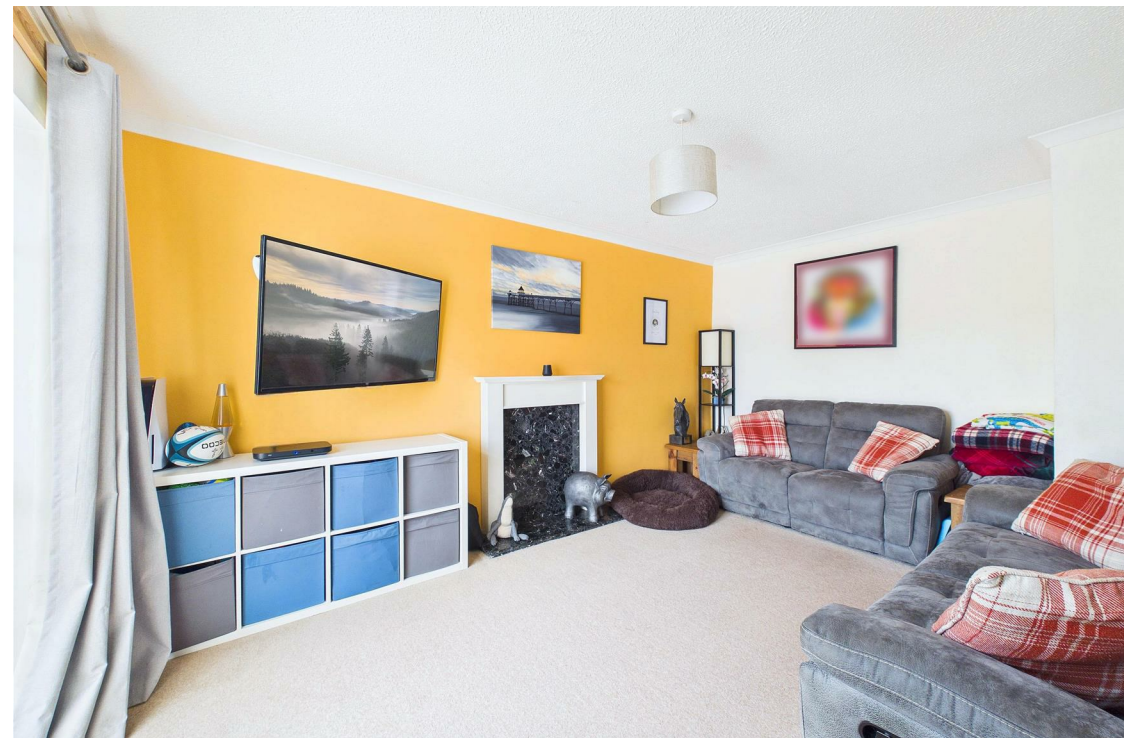
A block paved driveway provides off-road parking and leads to the entrance. Stepping inside, the spacious hallway creates a welcoming first impression and benefits from two built-in storage cupboards. To the front of the property sits a bright and comfortable sitting room, while to the rear the dining/family room offers direct access to the garden and flows seamlessly into the kitchen extension, creating an excellent space for family life and entertaining. The ground floor is completed by a cloakroom and access to the attached garage.

The first floor provides three well-proportioned bedrooms together with a family bathroom, offering flexible accommodation suited to growing families, professionals or those looking to downsize without compromise.

Outside, the rear garden has been thoughtfully designed to create an attractive and social space, featuring areas of patio, lawn and decking. A generous timber shed provides useful storage, while the layout lends itself perfectly to both entertaining and family enjoyment.

Ilminster Close is a highly regarded location for those wishing to enjoy the convenience of being within walking distance of many of Clevedon's amenities, including shops, cafes, schools and transport links, whilst also benefitting from a peaceful residential setting.

Combining a practical layout, excellent outdoor space and a sought-after location, this is a superb home ready to be enjoyed by its next owners.



"A wonderfully extended family home combining practical living space with a quiet and convenient 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 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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