

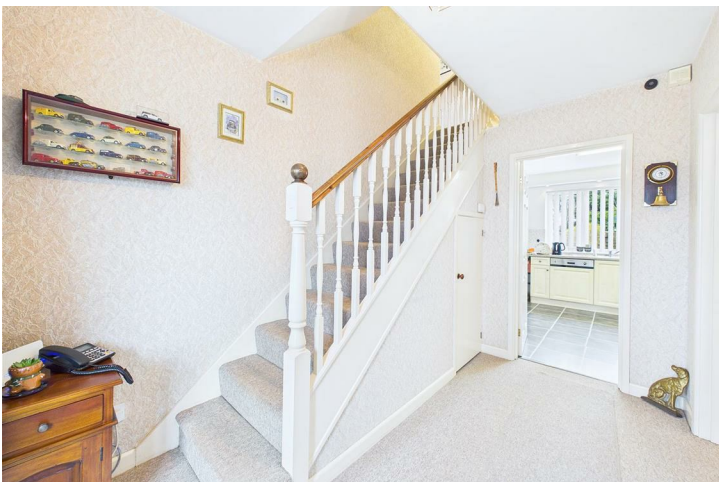
Kenn Road Clevedon BS21 6LF

£499,950

marktempler

RESIDENTIAL SALES





Property Type
House - Detached



How Big
1731.00 sq ft



Bedrooms
5



Reception Rooms
2



Bathrooms
1



Warmth
Gas Central Heating



Parking
Garage and Driveway



Outside
Front and Rear



EPC Rating
E



Council Tax Band
E



Construction
Standard



Tenure
Freehold

This generous five-bedroom family home has been well-maintained over the years and offers spacious, versatile accommodation perfectly suited to modern family life. With well-proportioned rooms throughout and excellent potential for further enhancement, the property provides a wonderful balance of practicality and comfort in a convenient central location.

The property is entered via a welcoming entrance hall which provides access to the principal ground floor rooms. To the front aspect sits a delightful living room featuring a characterful fireplace that forms a warm focal point to the space. To the rear of the home lies the kitchen, dining room and conservatory. This arrangement creates an excellent social hub for everyday living and entertaining, with clear potential for those wishing to create a large open-plan family area. The ground floor is further complemented by a utility/WC and a substantial integral garage.

On the first floor, five well-sized bedrooms are arranged around a central landing and are served by a spacious four-piece family bathroom.

Outside, the property is set behind a gated block paved driveway providing off-street parking and framed by a number of established shrubs. Side access gates on both sides of the property allow convenient access to the rear garden. The principal garden lies to the rear and features a patio seating area, lawn and a variety of established flower beds, creating an attractive and well enclosed outdoor space bordered by timber fencing.

Kenn Road is a highly convenient location within easy reach of local amenities. A range of shops, schools and transport links are all close by, making the property particularly appealing to families seeking accessibility alongside generous living space.

Overall, offering generous accommodation, excellent outdoor space and a superb central location, this well maintained family home presents an exciting opportunity for buyers looking to secure a well sized detached property.



"An inviting family home designed for modern living, offering space to relax, entertain, and grow together in comfort and style."



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](https://www.ofcom.gov.uk/consult/condocs/broadband/broadband-checker/) and is accurate to the best of knowledge.



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