

The Chaffins Clevedon BS21 5AH

£349,950

marktempler

RESIDENTIAL SALES





Property Type
House - End Terrace



How Big
893.00 sq ft



Bedrooms
4



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Driveway



Outside
Rear Garden



EPC Rating
D



Council Tax Band
C



Construction
Standard



Tenure
Freehold

Occupying a desirable corner plot within a popular cul-de-sac off Kenn Moor Drive, this modern end terrace home has been thoughtfully arranged to suit contemporary family living. Conveniently located close to the town centre, schools, playing fields and transport links, the property combines practicality with comfortable living spaces, making it an ideal home for growing families.

A welcoming entrance hallway, complete with built-in storage, provides access to the principal ground floor rooms. The kitchen is positioned to the front of the property, while the spacious living room creates a warm and inviting atmosphere centred around a charming wood-burning stove. Double doors open seamlessly into the conservatory extension, creating an additional reception area overlooking the garden and providing a bright space to enjoy throughout the year.

Also on the ground floor is a cloakroom and a versatile fourth bedroom, which could equally serve as a playroom, study or home office depending on individual requirements. To the first floor are three further well-proportioned bedrooms alongside a family bathroom, all arranged to provide practical and comfortable accommodation for modern family life.

Outside, the property enjoys the benefits of a private enclosed rear garden designed for ease of maintenance and family enjoyment. Artificial lawn and seating areas create an ideal environment for children, entertaining or relaxing outdoors, while a useful side store provides additional practical storage space. To the front, a block paved driveway offers ample off-road parking. The sellers are also including a 5-person hot tub within the sale.

Situated within a sought-after residential area off Kenn Moor Drive, the property is ideally positioned for access to local schools, nearby playing fields, the town centre and a range of everyday amenities. Excellent transport links are also within easy reach, making the property well suited for commuters and families alike.



“A thoughtfully designed family home offering flexible living space, a private garden and an excellent location close to everything you need.”



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

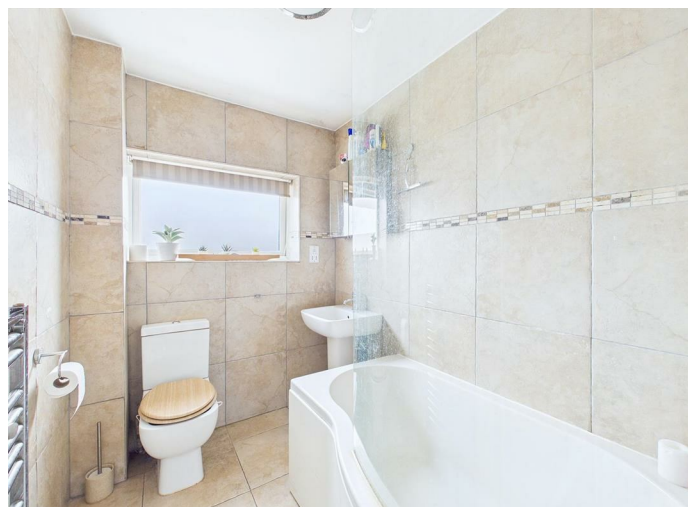
UTILITIES

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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