

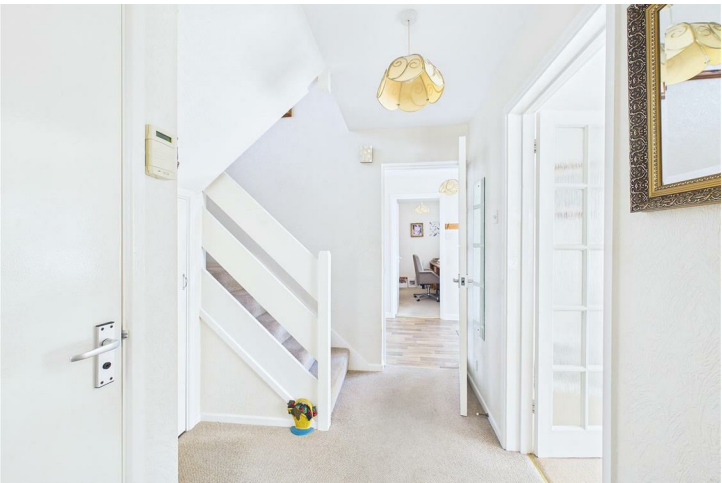
Braikenridge Close Clevedon BS21 5LA

£550,000

marktempler

RESIDENTIAL SALES





Property Type
House - Detached



How Big
2086.00 sq ft



Bedrooms
4



Reception Rooms
3



Bathrooms
2



Warmth
Gas Central Heating



Parking
Double Driveway
& Garage



Outside
Front, Side & Rear



EPC Rating
D



Council Tax Band
F



Construction
Standard



Tenure
Freehold

This substantial detached family home has been thoughtfully extended from its original design to create generous and versatile accommodation, offering an excellent opportunity for buyers looking to personalise a property in a highly convenient location. Situated within easy reach of Clevedon Seafront, Strode Leisure Centre, supermarkets and Mary Elton Primary School, the property also enjoys lovely nearby riverbank walks and easy access to the surrounding countryside.

A welcoming central hallway provides access to the principal living spaces, including a spacious sitting room which flows through to a conservatory overlooking the gardens. A separate dining room enjoys sliding doors opening onto a private patio, while a dedicated study offers an ideal space for home working. The kitchen provides an abundance of storage and direct access to the garden, complemented by a downstairs cloakroom and numerous storage cupboards throughout the home.

The first floor is centred around a generous landing leading to four well-proportioned bedrooms. The impressive principal bedroom is particularly spacious, enjoying a dual-aspect outlook, built-in storage and an en suite shower room. Three further bedrooms are served by a family bathroom, making the layout ideal for growing families.

Outside, the property benefits from a double-width paved driveway leading to a double garage with twin up-and-over doors, side access and useful loft storage. The wraparound gardens extend to the side and rear, being predominantly laid to lawn and well enclosed, creating an excellent outdoor space for families and entertaining.

Offering generous proportions, excellent storage and outstanding potential for modernisation, this is a fantastic opportunity to create a long-term family home in one of Clevedon's most desirable residential locations.



An impressive detached family home with generous living space, wraparound gardens and excellent potential, ideally located close to schools, amenities and countryside walks.



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £24 (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

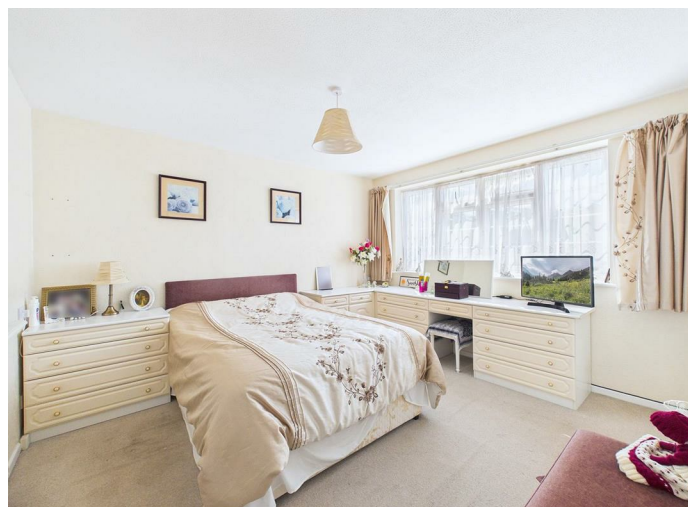
UTILITIES

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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