Tuckmill Clevedon BS21 7XQ | £479,950

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RESIDENTIAL SALES









Property Type
House - Detached

How Big
1177.00 sq ft

Bedrooms
4

Reception Rooms
2

Bathrooms
2

Warmth
Gas Central Heating

Parking
Garage and Driveway

Outside
Corner Plot

EPC Rating
B

Council Tax Band
E

Construction
Standard

Tenure
Freehold

This bright and spacious detached family home enjoys a pleasant position on the outskirts of a popular residential setting off Yeolands Drive, offering a wonderful sense of light and space throughout. Overall, the property provides generous four-bedroom accommodation and, while now in need of some modernisation, represents an exciting opportunity to create a superb long-term family home.

The accommodation is well balanced, with a welcoming entrance hall and cloakroom, a dual-aspect sitting room extending from front to back, a separate dining room with patio doors opening onto the rear garden, and a fitted kitchen. To the first floor, there are four well-proportioned bedrooms and a family bathroom, with the principal bedroom benefiting from a modern en suite shower room.

Outside, the property occupies a generous corner plot, with low-maintenance front gardens screened by mature trees and shrubs. A driveway and garage are located to the side, while the rear garden is larger than expected, mainly laid to lawn and complemented by a designated BBQ area, ideal for entertaining.

Tuckmill is regarded as one of the most desirable locations within the lower part of Clevedon, offering easy access to the Blind Yeo riverbank, Marshalls Field and Clevedon Seafront, creating a friendly and highly convenient environment for family living.

Altogether, this is a fantastic opportunity to acquire a well-positioned home with excellent potential in a sought-after location.





“A spacious home full of potential, perfectly placed for family life.''





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

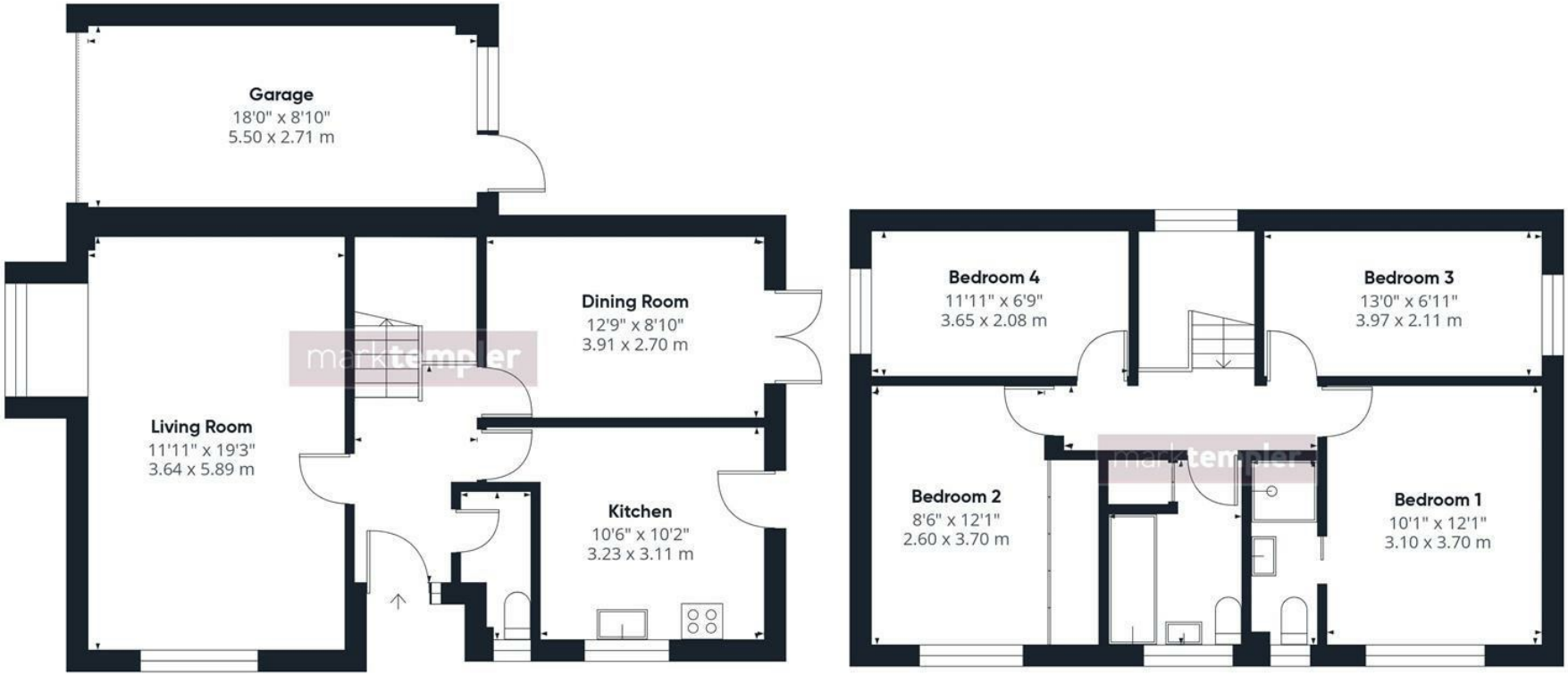
UTILITIES
Mains electric, gas, water and drainage.
Solar panels - leased.

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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