

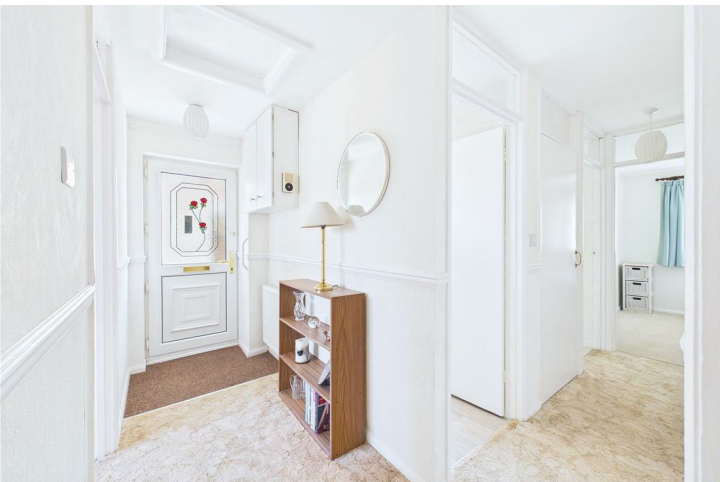
Dart Road Clevedon BS21 6LS

£375,000

marktempler

RESIDENTIAL SALES





**Property Type**  
Bungalow - Semi  
Detached



**How Big**  
1057.00 sq ft



**Bedrooms**  
3



**Reception Rooms**  
2



**Bathrooms**  
1



**Warmth**  
Gas Central Heating



**Parking**  
Driveway & Garage



**Outside**  
Front & Rear



**EPC Rating**  
C



**Council Tax Band**  
C



**Construction**  
Standard



**Tenure**  
Freehold

Tucked away in a desirable position within a level walk of Clevedon town centre, this beautifully presented semi-detached bungalow occupies a generous plot and enjoys easy access to a wide range of local amenities via nearby public footpaths. Thoughtfully modernised and cleverly extended, the property offers spacious, light-filled accommodation that is ideally suited to those seeking comfortable single-storey living.

A welcoming central hallway, complete with two useful storage cupboards, leads through to the heart of the home. The impressive kitchen/breakfast room is a standout feature, offering an abundance of storage and worktop space, room for a four-seater dining table and double doors opening onto the rear garden. An internal door provides convenient access to the integral garage. The extended living accommodation creates an excellent space for both relaxing and entertaining, with the sitting room flowing seamlessly into the dining area. Overlooking the rear garden, this bright and inviting room also benefits from double doors opening onto the patio. To the front of the property are three well-proportioned bedrooms, while the contemporary shower room is fully tiled and fitted with a corner shower and stylish vanity storage units.

Outside, mature gardens to both the front and rear provide attractive surroundings, while a long driveway offers ample off-road parking and leads to the integral single garage, which is longer than the standard size. The rear garden is designed with sunny seating areas, lawn and mature borders, ideal for both relaxing and tending to flowers and shrubs.

Combining generous outside space, modern accommodation and a highly convenient location, this is a superb opportunity to acquire a move-in-ready bungalow in one of Clevedon's most sought-after residential settings.



'A modern, extended bungalow on a generous plot, offering spacious living, mature gardens and a tucked-away position close to Clevedon town centre.'



#### 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 variable 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.

Ground Rent  
£10 per annum



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