

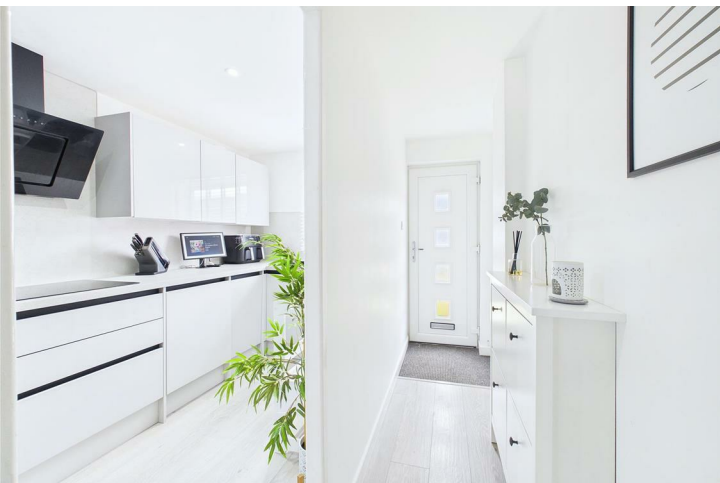
Ruddymead Clevedon BS21 5EN

£320,000

marktempler

RESIDENTIAL SALES





Property Type
House - Terraced



How Big
828.82 sq ft



Bedrooms
3



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Garage and Parking



Outside
Front and Rear



EPC Rating
C



Council Tax Band
C



Construction
Standard



Tenure
Freehold

Beautifully presented throughout, this attractive three-bedroom terraced home offers stylish, well-balanced accommodation ideal for first-time buyers, young families or those looking to upsize. Enjoying the added benefit of no onward chain, the property combines contemporary interiors with thoughtfully designed outdoor space, creating a home ready to move straight into.

A bright and welcoming entrance hallway provides access to the principal ground floor accommodation, including the staircase, kitchen and spacious living/dining room. The modern kitchen is fitted with a range of integrated appliances, including an oven, hob and extractor, while the generous living and dining area offers ample space for both relaxing and entertaining. Beyond, the conservatory provides a versatile additional reception room, currently utilised as a playroom, with patio doors opening seamlessly onto the rear garden.

Upstairs, the property offers two comfortable double bedrooms and a well-proportioned third bedroom, providing flexible accommodation for families or those working from home. The principal bedroom benefits from fitted wardrobes, which can remain, while the second bedroom features a useful overstairs storage cupboard. Completing the first floor is a beautifully finished family bathroom, comprising a white suite with a shower over the bath, wash hand basin, WC and an obscured rear-facing window.

Externally, the property continues to impress with a beautifully landscaped rear garden, thoughtfully designed with symmetry and ease of maintenance in mind. Areas of artificial lawn are complemented by raised timber flower beds and an attractive patio seating area to the rear, creating the perfect setting for outdoor dining, barbecues and entertaining. To the front, there is a small lawned garden, off-road parking in front of the single garage and additional on-street parking nearby.

Offering stylish interiors, versatile living space and a superbly landscaped garden, this delightful home represents an excellent opportunity to acquire a property that is ready to enjoy from day one. With the added advantage of a garage, parking and no onward chain, it is certain to appeal to a wide range of buyers.



"A beautifully presented home offering spacious accommodation, a landscaped garden and the convenience of no onward chain."



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

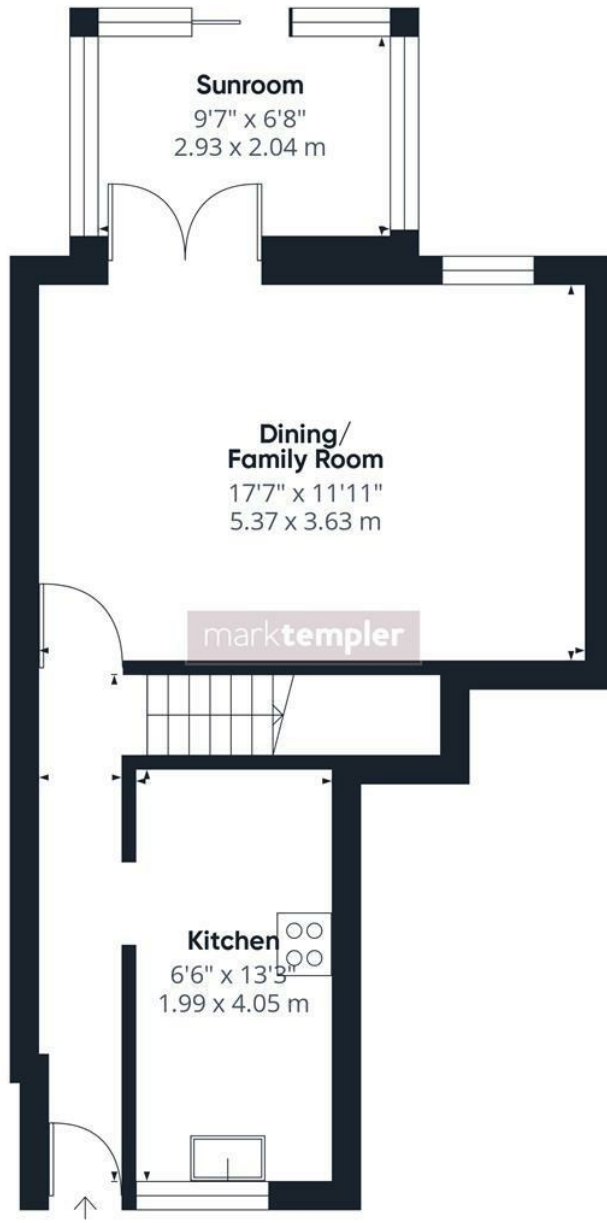
Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps. Mobile coverage is good outdoor and in-home. Subject to your network.

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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