

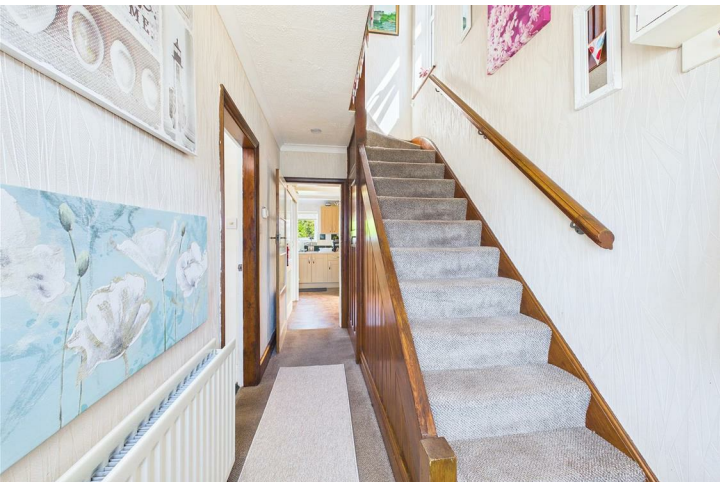
Oldville Avenue Clevedon BS21 6HF

£374,500

marktempler

RESIDENTIAL SALES





**Property Type**

House - Semi-Detached



**How Big**

775.00 sq ft



**Bedrooms**

3



**Reception Rooms**

2



**Bathrooms**

1



**Warmth**

Gas Central Heating



**Parking**

Driveway



**Outside**

Extensive Rear Garden



**EPC Rating**

C



**Council Tax Band**

C



**Construction**

Standard



**Tenure**

Freehold

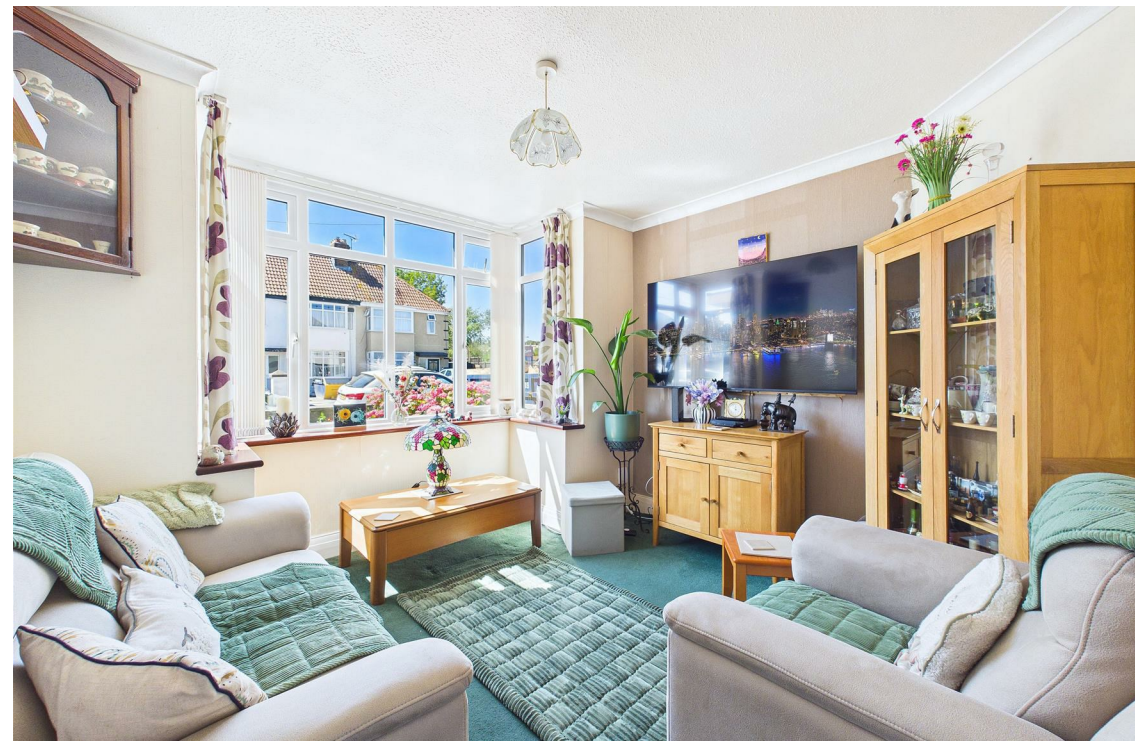
Built circa 1930, this attractive semi-detached home occupies a convenient position just moments from Clevedon town centre, where a wide range of shops, cafés and restaurants can be enjoyed. Also close by are the popular Coleridge Vale playing fields, making the property an excellent choice for families seeking both convenience and outdoor space.

The welcoming entrance hall leads to a cosy sitting room, while a separate dining room enjoys sliding doors opening onto the rear garden and adjoins the kitchen, creating excellent potential for those wishing to reconfigure the ground floor. A downstairs cloakroom and separate utility area provide valuable practicality, additional storage and direct access to the garden. Upstairs, there are three well-proportioned bedrooms served by a modern shower room. The property also benefits from replacement windows installed in 2018 and a new boiler fitted in approximately 2019.

Offering well-proportioned accommodation throughout, the property presents an exciting opportunity for a buyer to modernise and create a superb long-term home. There is excellent scope to enhance and extend, subject to the necessary planning permissions.

Outside, the exceptional level rear garden is a true highlight, thoughtfully designed for keen gardeners with dedicated areas for growing a variety of fruit and vegetables. A greenhouse and multiple sheds provide excellent storage and growing space, while to the front a driveway offers off-road parking for at least two cars.

Combining character, potential and a highly convenient location, this is an ideal family home with the opportunity to create something truly special.



'A 1930s semi-detached home with excellent potential, generous gardens and a prime location close to Clevedon town centre and amenities.'



#### 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

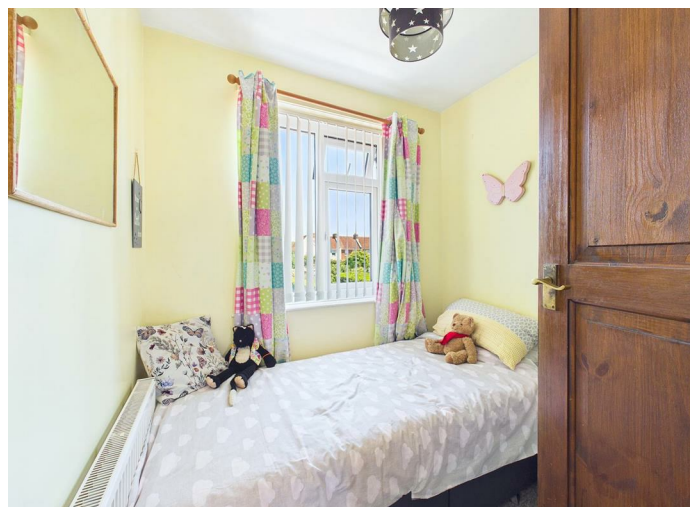
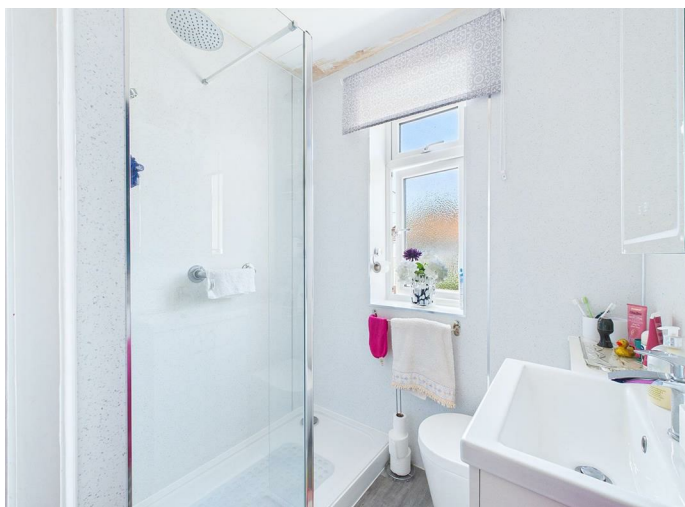
### UTILITIES

Mains electric, gas, water and drainage.

### BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1800 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.



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