

Bryant Gardens Clevedon BS21 5HF

£365,000

marktempler

RESIDENTIAL SALES






Property Type
House - Semi-Detached


How Big
777.00 sq ft


Bedrooms
3


Reception Rooms
1


Bathrooms
1


Warmth
Gas Central Heating


Parking
Garage and Driveway


Outside
Front and Rear


EPC Rating
D


Council Tax Band
C


Construction
Standard


Tenure
Freehold

Positioned within a popular residential cul-de-sac, this well-presented modern family home offers a combination of generous living space, useful accommodation and a well-connected Clevedon location. Much improved by the current owners, the property is ideally suited to modern family life, with riverbank walks, schools, everyday amenities and transport links all close by.

The welcoming entrance hall sets the tone, with attractive oak flooring continuing throughout the ground floor. The spacious living room provides a comfortable principal reception space and leads through to the contemporary kitchen, fitted with a range of built-in appliances and complemented by a useful breakfast bar. Double doors open into the conservatory, currently arranged as a dining room, where windows provide a pleasant outlook across the garden and create an inviting space for entertaining or family meals.

Upstairs, there are three well-proportioned bedrooms, comprising two comfortable doubles and a single bedroom, all served by a family bathroom. The accommodation provides flexibility for families, guests or those requiring a home office.

Outside, a private driveway leads to the single garage. The established rear garden offers a good balance of lawn and patio, with a timber summerhouse providing an additional versatile space. A gated side pathway gives convenient access between the front and rear.

Bryant Gardens is a popular cul-de-sac within easy walking distance of local amenities, including supermarkets, schools and Strode Leisure Centre. Clevedon's riverside and wider network of walking routes are also nearby, while the town centre and transport connections are readily accessible.

A thoughtfully improved home in a convenient family-friendly setting, this is an excellent opportunity for buyers seeking a modern three-bedroom property with attractive gardens, parking and flexible living accommodation.



“A beautifully improved family home, combining versatile living space with a convenient location and established gardens.”



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

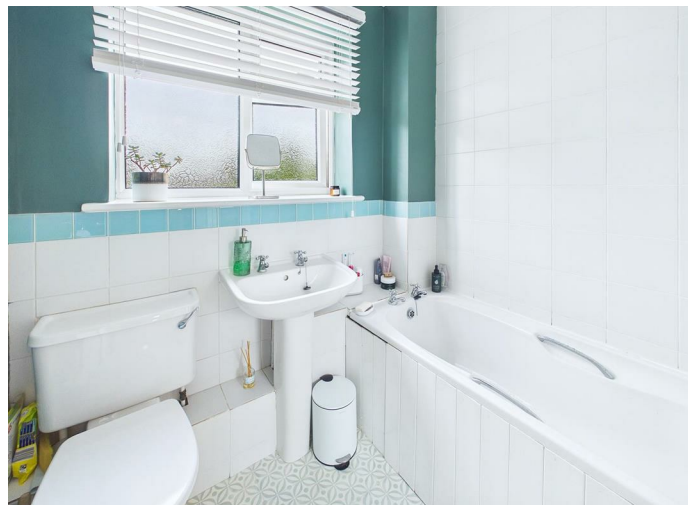
UTILITIES

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](https://www.ofcom.gov.uk/consult/condocs/broadband/broadband-checker/) and is accurate to the best of knowledge.



For the latest properties and local news follow Mark Templer Residential Sales, Clevedon on:



