

Kingston Avenue Clevedon BS21 6EA

£335,000

mark**templer**

RESIDENTIAL SALES





Property Type
Bungalow - Detached



How Big
684.00 sq ft



Bedrooms
2



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Driveway & Garage



Outside
Corner Plot



EPC Rating
D



Council Tax Band
C



Construction
Standard



Tenure
Freehold

Tucked away in a cul-de-sac and occupying a generous corner plot, this attractive detached bungalow presents an ideal opportunity for those seeking a comfortable and low-maintenance home, particularly suited to those in retirement. Conveniently located within walking distance of Clevedon town centre, the medical centre, and Aldi supermarket, the property enjoys a peaceful yet well-connected setting.

Inside, the home offers a well-considered layout beginning with a central hallway that provides access to all rooms and includes two built-in storage cupboards. There are two spacious bedrooms, with the second bedroom benefiting from a built-in wardrobe. The living room is bright and welcoming, with ample space for seating and relaxation. It opens into a light-filled conservatory at the rear of the property, creating an ideal space for enjoying the outlook over the garden throughout the seasons. The kitchen has been fitted in a modern style, with good storage options, generous worktop space, and everything arranged for ease of use.

The shower room has also been updated to a contemporary standard, complete with a large built-in storage cupboard, offering both function and comfort.

Externally, the property is set within beautifully maintained gardens to both the front and rear. The rear garden is particularly private, featuring a combination of lawn and patio areas perfect for outdoor dining or relaxing in the sun. A separate outbuilding to the rear provides excellent additional storage or could be repurposed as a utility area, depending on your needs.

Completing the offering is a long private driveway leading to a single garage, providing ample off-street parking.



A detached two bedroom bungalow in quiet cul-de-sac near Clevedon centre. Modern interiors, conservatory, garage, generous garden, ideal for retirement.



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

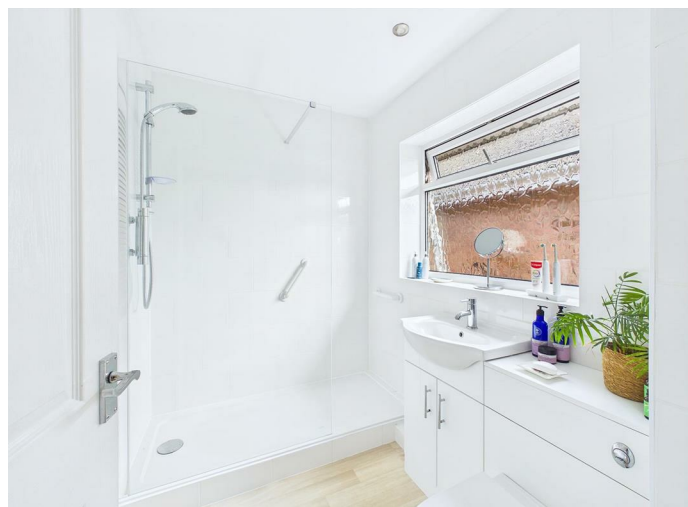
Proof of Identification - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

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 **Head Projects (Surveyors)**: 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 220 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.

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