

Netherways Clevedon BS21 7YU

£289,950

marktempler

RESIDENTIAL SALES





Property Type
House - End Terrace



How Big
725.00 sq ft



Bedrooms
2



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Driveway



Outside
Front and Rear



EPC Rating
C



Council Tax Band
B



Construction
Standard



Tenure
Freehold

Set within a popular cul-de-sac just off Yeolands Drive, this generously proportioned two-bedroom end-terrace home offers well-balanced accommodation, good outside space and a convenient location close to some of Clevedon's most popular amenities and outdoor spaces. With no onward chain, it is likely to appeal to first-time buyers, couples, downsizers and those looking for a home with scope to personalise.

A welcoming entrance porch leads into a well-sized living room, with the fitted kitchen positioned to the rear of the ground floor. The kitchen opens directly into a useful conservatory, providing additional space for dining, relaxing or working from home and creating a pleasant connection with the garden. Upstairs, both bedrooms are full-width double rooms, providing considerably more space than might be expected from a two-bedroom home. The family bathroom also benefits from a window, helped by the property's end-terrace position.

Outside, the front garden has been gravelled to create a low-maintenance approach, while the driveway provides useful off-road parking. The rear garden begins with a block-paved patio adjoining the conservatory before extending onto a lawn with established planting. At the far end is a timber shed and decked area, while the additional garden space to the side provides further flexibility and could offer useful storage or potential for future improvements, subject to the necessary consents.

The location is a particular attraction, with riverbank walks, Marshalls Field and Clevedon seafront all within easy reach. Everyday amenities are also close by, including a supermarket, bus stops and West End Post Office. Combining generous accommodation, useful outside space and a well-connected position, this is a home that offers plenty of practical appeal, particularly for buyers seeking a property with no onward chain.



“A surprisingly spacious two-bedroom home, combining generous living space with a good-sized garden and a particularly convenient Clevedon location.”



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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