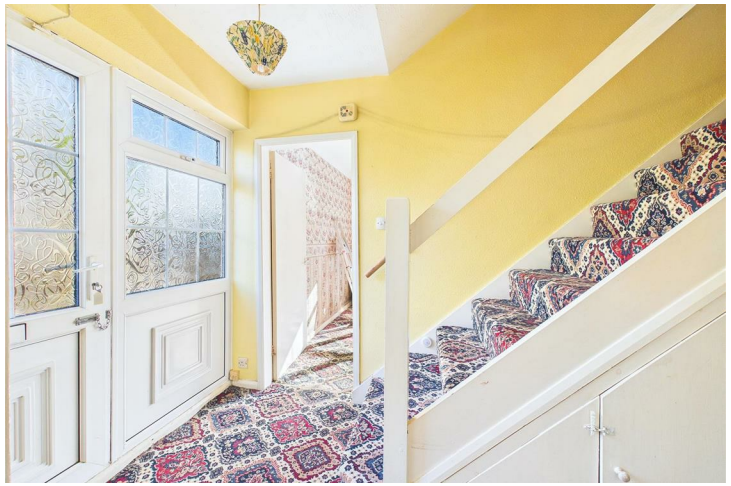
Ilex Avenue Clevedon BS21 6EE | £260,000

marktempler
RESIDENTIAL SALES









Property Type
House

How Big
764.23 sq ft

Bedrooms
2

Reception Rooms
1

Bathrooms
1

Warmth
Gas Central Heating

Parking
Off Street Parking

Outside
Large Rear/Side Garden

EPC Rating
D

Council Tax Band
C

Construction
Standard

Tenure
Freehold

Offering an exciting opportunity for buyers looking to put their own stamp on a property, this two-bedroom semi-detached house benefits from well-proportioned accommodation, two double bedrooms and a generous corner plot garden. While the property would benefit from cosmetic updating both internally and externally, it offers plenty of potential for improvement and personalisation.

Upon entering, the hallway provides access to the staircase, a useful storage cupboard and access to the main living accommodation. The living/dining room is a good-sized space, enhanced by a bay window to the front, allowing natural light to enter and providing room for both seating and dining furniture. The kitchen is fitted with matching wall and floor-mounted units, offering practical storage and workspace, with a door leading through to a large lean-to extension, which may be subject to removal.

On the first floor, there are two double bedrooms, providing comfortable accommodation. Positioned between the bedrooms is a useful Jack-and-Jill room, offering flexibility for a variety of uses, including additional storage or a walk-in wardrobe. There may also be potential to explore converting this space into an en-suite facility, subject to the necessary investigations, permissions and feasibility. The bathroom is located on the ground floor and comprises a WC, wash hand basin and a cupboard housing the gas boiler.

Externally, the property occupies a corner plot, with a small lawned area to the front. The rear garden extends around the side of the house and is currently predominantly paved, with established areas of foliage and two ponds. Its generous footprint offers scope to create an attractive outdoor space tailored to individual tastes. Further benefits include off-road parking and a large single garage.

The property is also conveniently located close to Clevedon town centre, with its range of shops, cafés and local amenities within easy reach.





“A fantastic opportunity to create a personalised home, with generous outdoor space, two double bedrooms and exciting potential to add value.”





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.

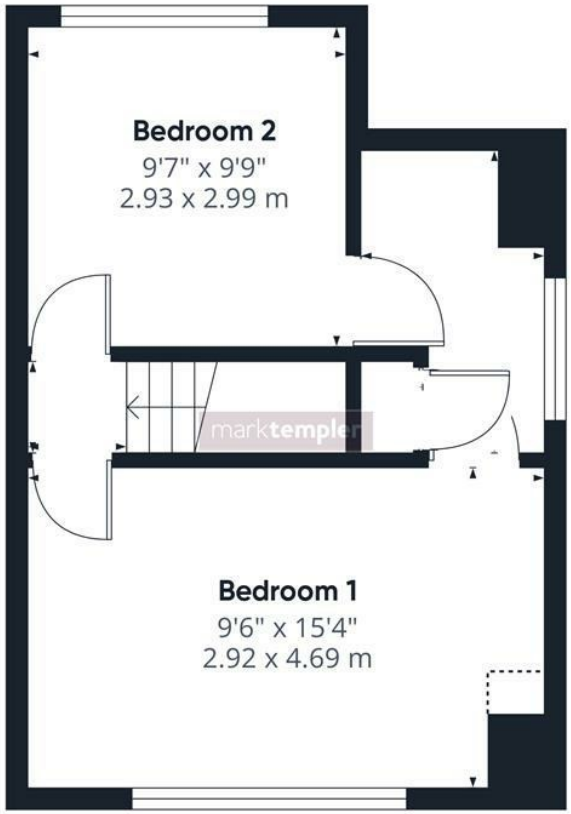
BROADBAND AND MOBILE COVERAGE
Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 100 Mbps.
Mobile coverage is good outdoor and in-home. Subject to your network.

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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