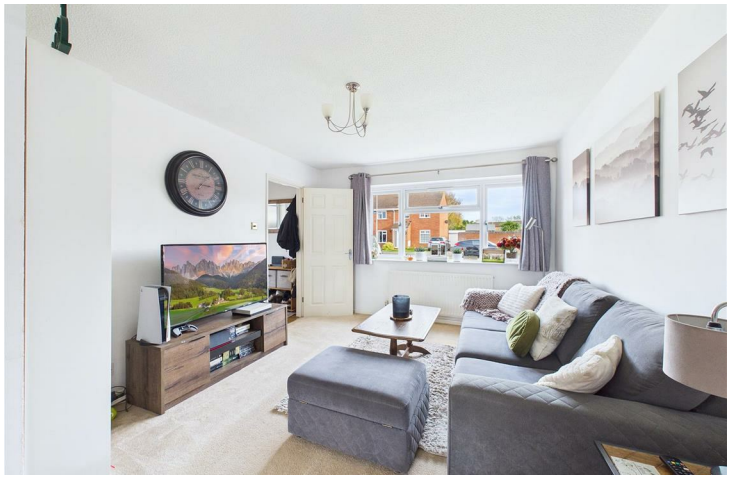
Kenn Moor Drive Clevedon BS21 5AP | £359,950

marktempler
RESIDENTIAL SALES









Property Type
House - Semi-Detached

How Big
861.00 sq ft

Bedrooms
3

Reception Rooms
1

Bathrooms
1

Warmth
Gas Central Heating

Parking
Garage and Driveway

Outside
Front and Rear

EPC Rating
C

Council Tax Band
C

Construction
Standard

Tenure
Freehold

Positioned along the popular Kenn Moor Drive, this spacious and modern three-bedroom family home offers well-planned accommodation, a private rear garden, garage and driveway parking. Ideally placed for enjoying the surrounding green spaces, with Hazel Close playing field and pleasant riverbank walks nearby, the property offers a lovely balance of comfortable family living and outdoor lifestyle.

A welcoming entrance hall provides a useful cloak cupboard before leading through to the L-shaped reception room, which offers clearly defined areas for both relaxing and dining. Positioned towards the rear, the dining area enjoys a pleasant outlook over the garden and sits alongside the kitchen, creating a practical arrangement for everyday family life and entertaining. The kitchen is fitted with a range of units and further benefits from a useful understairs utility and pantry cupboard, providing additional storage. Upstairs, the landing connects to three well-proportioned bedrooms and a modern family bathroom. The landing also benefits from additional built-in storage cupboards, while a large attic space provides further valuable storage potential.

To the front, a lawned garden creates an attractive approach, with a driveway alongside providing off-road parking and leading through gates to the single garage. The rear garden is a particularly appealing feature, enjoying a good degree of privacy with no neighbouring property directly behind. A patio adjoining the house provides space for outdoor dining, leading onto a level lawn, while a useful timber shed positioned behind the garage offers additional storage.

Kenn Moor Drive is a popular residential location, conveniently positioned for local schools, transport links and Clevedon town centre. The nearby playing field and riverbank walks provide further opportunities to enjoy the outdoors, whether for a stroll or spending time with the family.

Combining modern family accommodation, practical parking and a private garden, this is a well-rounded home in a location that offers plenty to enjoy both at home and within the surrounding community.





“A welcoming family home with generous living space, a private garden and room to enjoy the outdoors.”





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

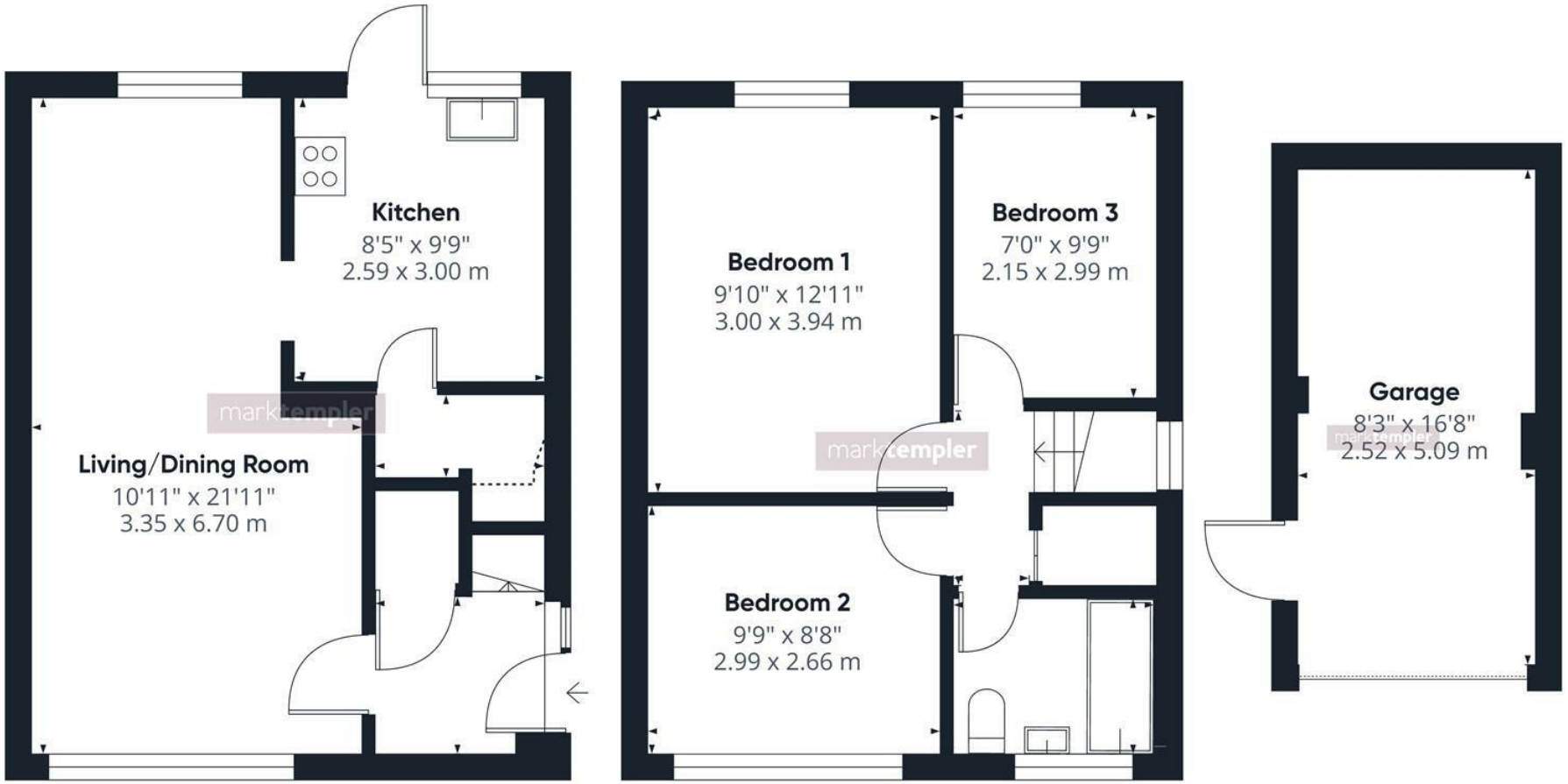
UTILITIES
Mains electric, gas, water and drainage.

BROADBAND AND MOBILE COVERAGE
Ultrafast broadband available with the highest available download speed of 1000 Mbps and highest available upload speed of 1000 Mbps. Mobile coverage is good outdoors and variable in the 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 our knowledge.

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