Kenn Road Clevedon BS21 6TT

£599,950

marktempler

RESIDENTIAL SALES









Property Type
House - Detached

How Big
1373.00 sq ft

Bedrooms
3

Reception Rooms
2

Bathrooms
1

Warmth
Gas Central Heating

Parking
Garage and Driveway

Outside
Generous Gardens

EPC Rating
F

Council Tax Band
E

Construction
Standard

Tenure
Freehold

A characterful detached home with a wonderful sense of space, Treetops is an individual mid-century property occupying a generous plot in a popular village setting. Having been in the same family ownership for around 50 years, the house offers a rare opportunity to create a home tailored to your own style, while already providing well-proportioned accommodation, private gardens and countryside views.

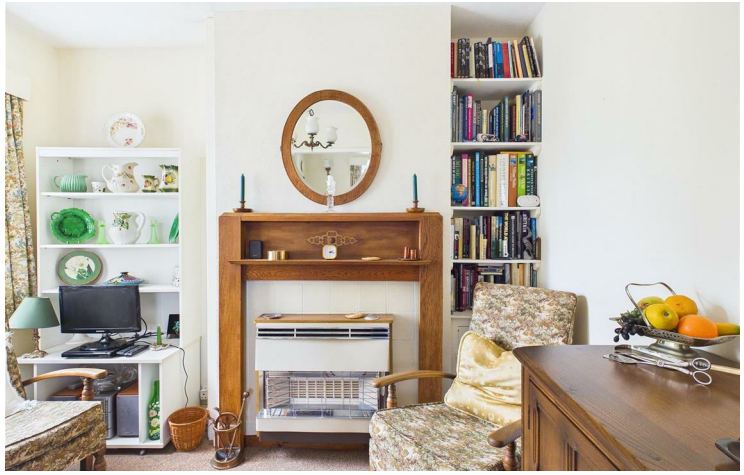
A welcoming entrance hall leads through to the breakfast room and dining room, forming a sociable open-plan area with a dual aspect and views across the gardens. The fitted kitchen sits alongside, with a range of integrated units and a pleasant outlook. To the rear, the large living room provides a comfortable principal reception space, centred around a fireplace and enjoying dual-aspect windows together with doors opening directly onto the garden. A cloakroom and attached single garage complete the ground floor. Upstairs, the generous landing leads to three well-proportioned bedrooms and the family bathroom. The two larger bedrooms benefit from built-in wardrobes, while all three enjoy lovely views across the surrounding countryside.

Outside, the gardens wrap around the front, side and rear of the property, creating a great degree of privacy and plenty of space to enjoy. A rhyne runs along the left-hand boundary, adding to the property's character, while the former orchard occupies the rear section of the garden. Positioned directly outside the living room is a patio area, with a variety of other spots throughout the garden providing space to sit, relax and enjoy the surrounding countryside. A large front driveway provides ample off-road parking.

Set within a popular village surrounded by open countryside, Treetops combines a peaceful rural outlook with the convenience of village life. The generous plot, established gardens and individual character provide scope for those looking to put their own stamp on a much-loved family home. Offered with no onward chain.

















“A much-loved family home offering space, character and an exciting opportunity to make it your own.”





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

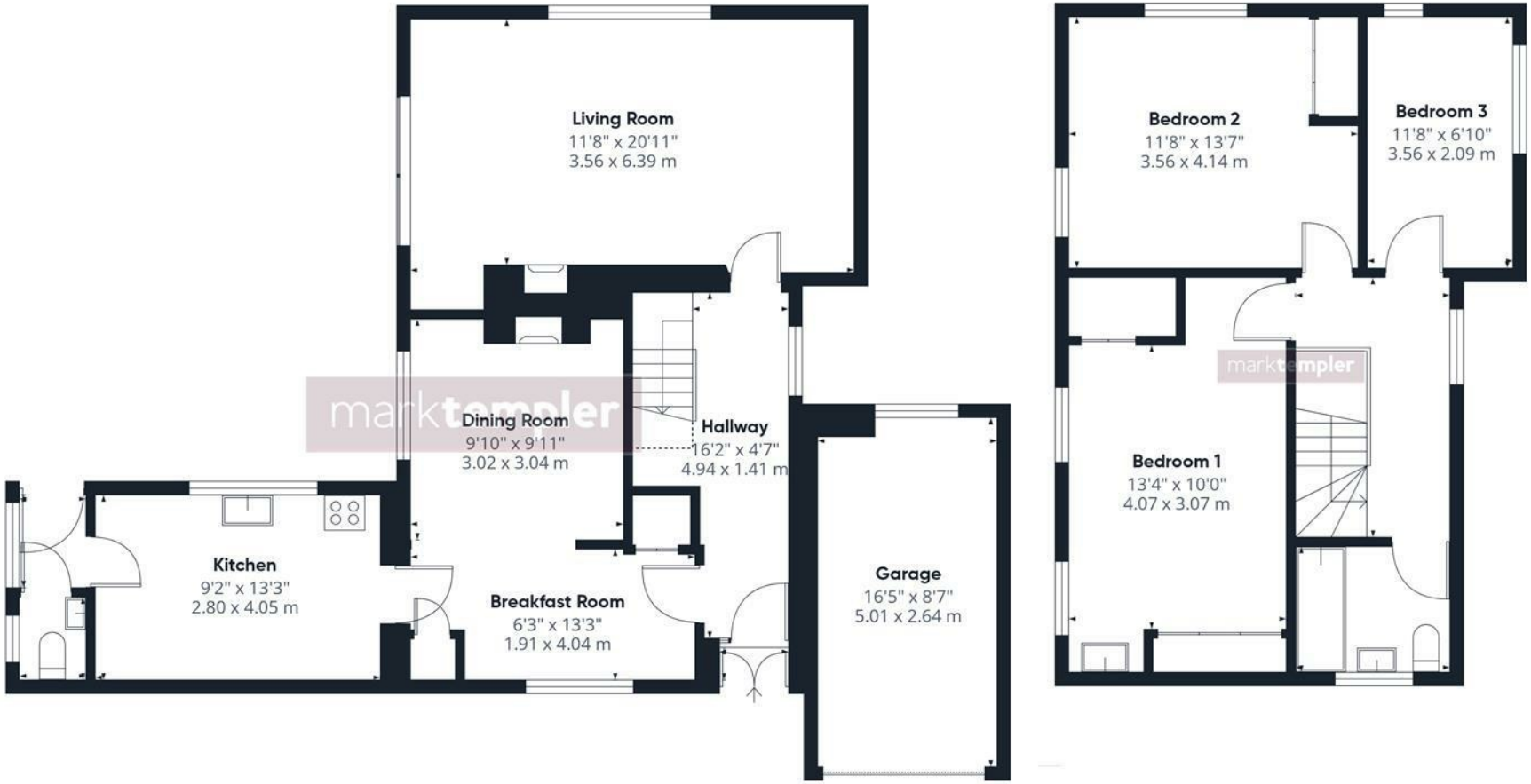
UTILITIES
Mains electric, gas, water and drainage.

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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