Sercombe Park Clevedon BS21 5BA | £365,000

marktempler
RESIDENTIAL SALES









Property Type
House - Link Detached

How Big
1025.00 sq ft

Bedrooms
3

Reception Rooms
2

Bathrooms
1

Warmth
Gas Central Heating

Parking
Driveway

Outside
Corner Plot

EPC Rating
D

Council Tax Band
D

Construction
Standard

Tenure
Freehold

Set on a corner plot in a cul-de-sac off Kenn Moor Drive, this extended family home offers well-proportioned accommodation arranged to suit modern family life. The property is offered with no onward chain and is likely to appeal to a wide range of buyers looking for additional living space in a popular residential setting.

A welcoming entrance porch opens into the dual-aspect sitting room, with double doors providing a seamless connection through to the kitchen/dining room. Fitted in a traditional Shaker style, the kitchen combines woodblock worktops, a Belfast sink and range oven, creating a practical and characterful heart to the home. Two open connections lead through to the extended family room beyond, creating an impressive social space with plenty of flexibility for entertaining, relaxing or everyday family life.

Upstairs, there are three well-proportioned bedrooms together with a family bathroom, providing comfortable accommodation for a growing family or those requiring space for guests or home working.

Outside, a driveway to the front provides useful off-road parking, while the rear garden is arranged with a paved patio and lawn, with an additional area extending to the side of the property. The former garage has been divided to create a useful store and workshop, ideal for hobbies, storage or practical household requirements.

Sercombe Park is a popular residential cul-de-sac, conveniently positioned close to Hazel Close playing fields, riverbank walks and Yeo Moor School. With its generous accommodation, useful outside space and excellent potential for family living, this is a home that offers both versatility and convenience.





“A versatile family home with generous living space and a lovely social heart.”





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

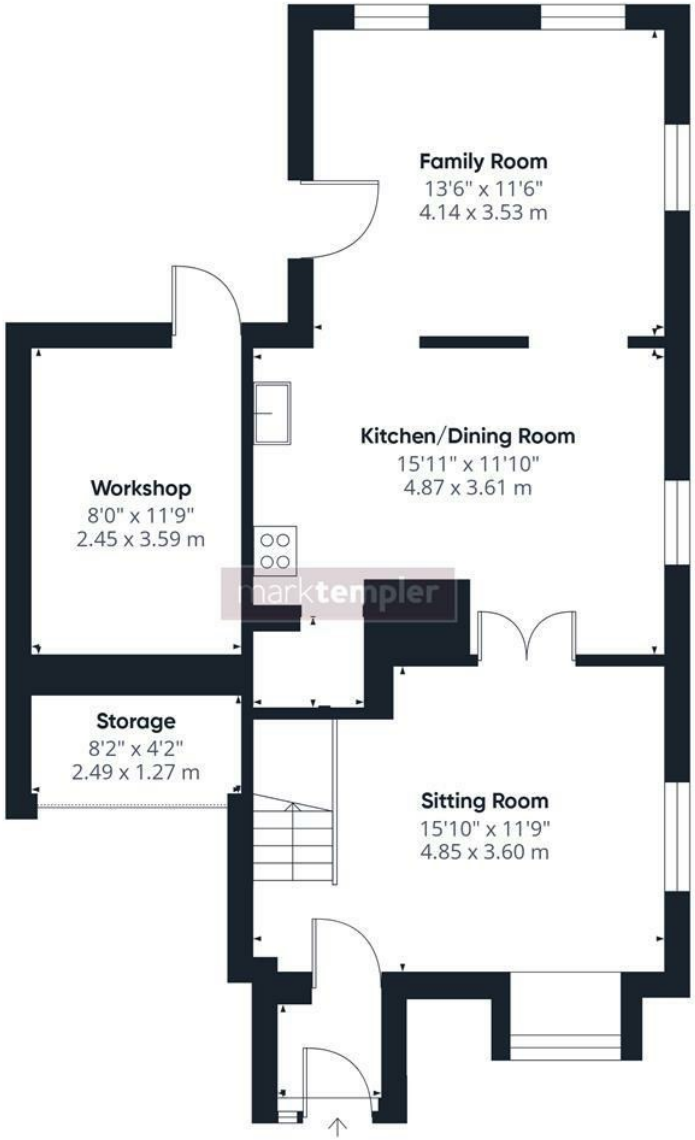
UTILITIES
Mains electric, gas, water and drainage.

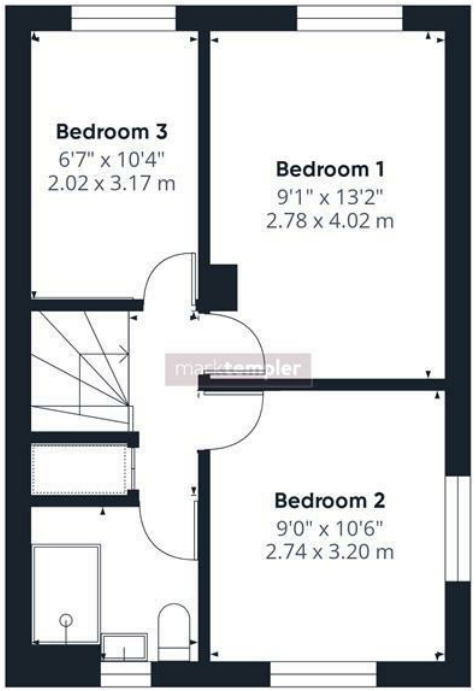
BROADBAND AND MOBILE COVERAGE
Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps.
Mobile coverage is good outdoor and variable in-home. Subject to your network.

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.

For the latest properties and local news follow Mark Templer Residential Sales, Clevedon on:

YouTube







The Property Ombudsman

naea | propertymark PROTECTED

Mark Templer Residential Sales and any joint agents wish to make the following clear: (i) They have no authority to make or give representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances, or measurements provided are approximate. The text, photographs, and plans are for guidance purposes only and may not be comprehensive. It should not be assumed that the property has all required planning permissions, building regulations, or other consents. Mark Templer has not tested any services, equipment, or facilities. Purchasers are advised to satisfy themselves through inspection or other means. (iii) In accordance with the Consumer Protection from Unfair Trading Regulations, please note that the working condition of services or kitchen appliances has not been verified by the agents. However, at the time of preparing these particulars, we were informed that all were in working order. Any items described within these property details are not automatically included within any sale and would need to be confirmed with the seller.