

marktempler

RESIDENTIAL SALES



Moor Park Court Moor Park Clevedon BS21 6FU
£310,000

Modern Townhouse with open plan living



PROPERTY TYPE

Townhouse



HOW BIG

1037sqft



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas central heating and
double glazed



PARKING

Two spaces



OUTSIDE SPACE

Rear south facing



EPC RATING

B



COUNCIL TAX BAND

C



welove

- Quality contemporary kitchen with full range of appliances
- Luxurious modern bathroom fittings with fully tiled surrounds and floors
- Bi fold doors from the living space accessing the rear garden
- Landscaped rear gardens
- Two allocated parking spaces



ownerslove

"The property is less than two years old and is still in a great condition."



more details

A fabulous Townhouse neatly situated within its own small development conveniently placed walking distance to Clevedon Town Centre.

Built in 2019, the property is designed to adhere to modern living with a dual aspect open plan downstairs area presenting a contemporary kitchen, central dining space and cosy lounge area connecting to bi-folding doors which open onto the rear garden. There is also a downstairs cloakroom and separate utility room. The first floor provides the second and third bedrooms, both are double in size and enjoy plenty of light. There is also a modern family bathroom. The property is finally completed by the third floor offering the principal bedroom together with a luxury en-suite shower room.

The property is first approached via a shared entrance providing access to two allocated parking spaces. The southerly facing rear gardens have been designed with a compact patio seating area and long stretch of lawn.

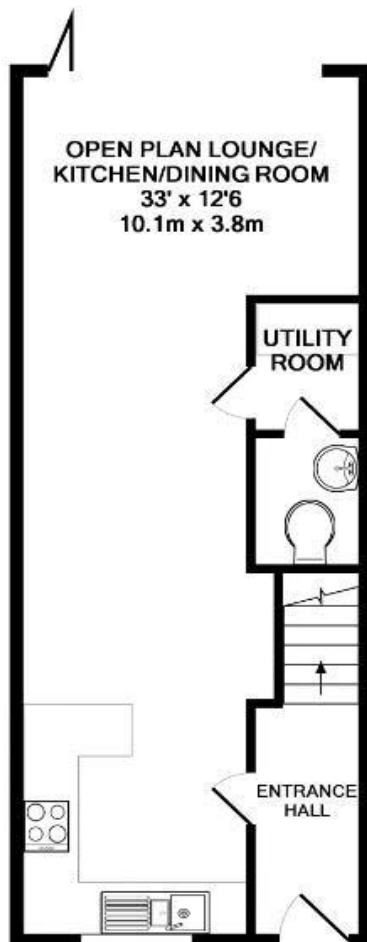
Moor Park Court is located within an easy walk of Clevedon Town Centre as well as local Primary Schools. The area is occupied many a variety of people including families, young professional and mature couples.



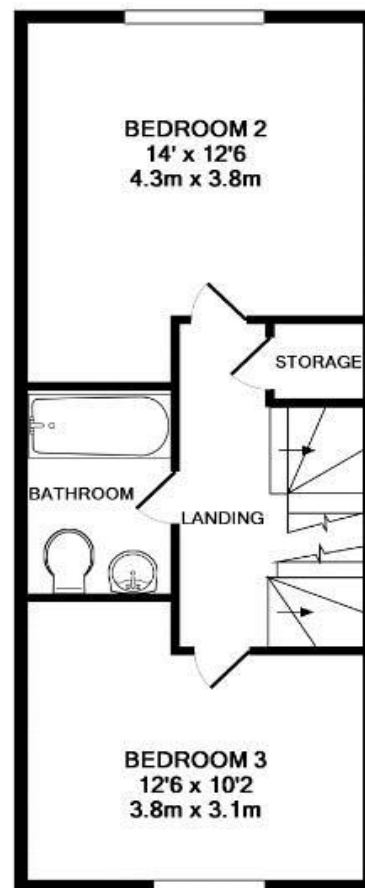
consider this

Being less than two years old means the property still has valid guarantees

floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 212 SQ.FT.
(19.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1037 SQ.FT. (96.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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How to buy this property...

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

- **Proof of identification** – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost.
- **Proof of funding** – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.
- **Proof of chain** – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily.

As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process.

We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients. Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies.

Star Legal - Conveyancing	Referral Fee £180
Head Projects - Surveyors	Referral Fee 10%
of the net commission received by Head Projects	
Bishop & Co – Mortgage Advisors	Referral Fee 20%
of the net commission received by Bishop and Co	

All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge



the property is close to...

- Yeo Moor Junior School
- The Triangle shopping area
- Countryside and woodland walks
- Clevedon sports centre with swimming pool
- Curzon cinema



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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.