

Cannons Gate Clevedon BS21 5HN

£322,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

House - Semi-Detached



HOW BIG

920.00 sq ft



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas central heating



PARKING

Driveway



OUTSIDE SPACE

Front and rear



EPC RATING

C



COUNCIL TAX BAND

C

An attractive semi detached home situated within a popular cul-de-sac location, this modern three bedroom property offers generous and extended accommodation. Comprising welcoming entrance hall, a full width sitting room is set across the rear of the property with feature fireplace and the connecting conservatory. The modern fitted kitchen includes built in appliances and completing the ground floor are a number of storage cupboards, a downstairs toilet and a second reception room which would make an ideal home office, play room or optional fourth bedroom. Upstairs, the landing leads to three well proportioned bedrooms and a fitted shower room.

Outside, the property is approached via a driveway providing off road parking with lawn gardens to the front and rear. The rear garden is enclosed by timber fencing and enjoys a patio area, the timber garden shed has power connected whilst both gardens enjoy established and mature shrubs.

Cannons Gate is located on the Southern fringe of Clevedon, close to riverbank walks and open countryside. There are also supermarkets, schools and transport links close by.



This modern three bedroom property offers generous and extended accommodation.



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. To do this, we need your full name including titles, dates of births 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 £175 + VAT, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Centre - Mortgage Advisors Referral Fee 20% of the net commission received. All referral fees are included within any quotes provided by the named companies.



Up your street...



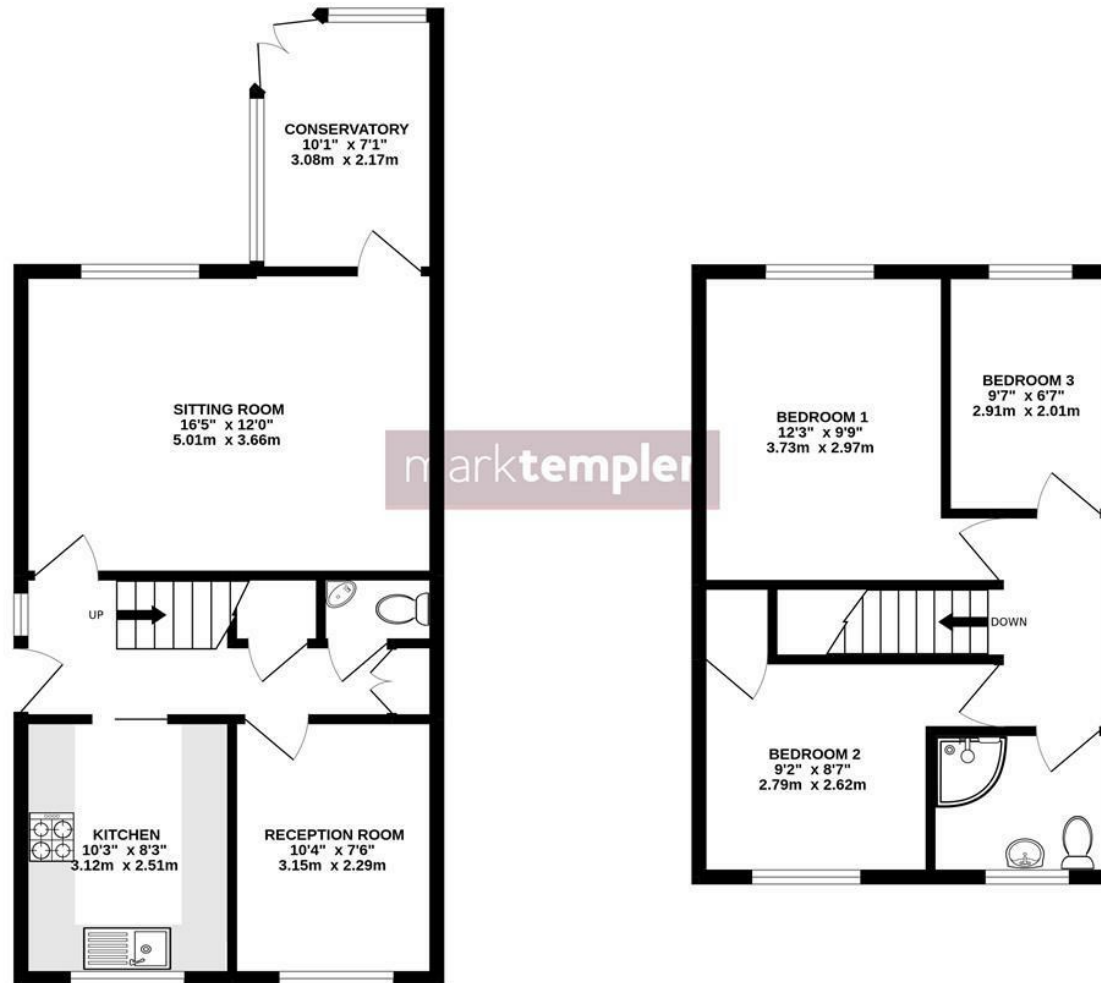
For the latest properties and local news follow Mark Templer Residential Sales, Clevedon on:





GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.

1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 920 sq.ft. (85.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
 Made with Metropix ©2022