

Linden Road Clevedon BS21 7SR

£229,950

marktempler

RESIDENTIAL SALES





This upper floor two bedroom apartment is situated within a beautiful Victorian property. Located just a short walk away from Hill Road, residents will have easy access to a diverse range of shops, cafes, and restaurants, ensuring a vibrant and convenient lifestyle. The property also benefits from allocated parking, a highly sought-after feature in this popular area.

Step inside via the original entrance a communal hallway opens to the staircase leading to the second floor, once inside this apartment you are greeted by an open plan living room and kitchen design, creating a spacious and inviting atmosphere. The living room offers rooftop views over Clevedon, providing a great backdrop for relaxation and entertainment. The kitchen is thoughtfully designed with ample storage space. The apartment comprises a hallway, modern bathroom and two bedrooms. The principal bedroom enjoys views overlooking the neighbouring Herbert Gardens.

With Linden Road's enviable location, residents can easily explore the nearby seafront, Clevedon triangle, Victorian parklands, and the vibrant Hill Road area, making this apartment an ideal choice for those seeking a harmonious blend of convenience and beauty.



PROPERTY TYPE

Apartment



HOW BIG

681.00 sq ft



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas central heating



PARKING

Allocated parking



OUTSIDE SPACE

Communal to front



EPC RATING

D



COUNCIL TAX BAND

B



## 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.



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SECOND FLOOR  
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA: 681 sq.ft. (63.3 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.  
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