

Cannons Gate Clevedon BS21 5HY

£249,950

marktempler

RESIDENTIAL SALES



This modern end of terrace two bedroom home is the perfect choice for first-time buyers or those looking to make a smart investment. Situated in a popular location close to riverbank walks and supermarkets. The accommodation includes a modern kitchen, a spacious sitting/dining room with sliding doors leading out to the garden, providing a indoor-outdoor living experience. Upstairs, you will find a family bathroom and two well-appointed bedrooms, making this home ideal for a small family or professionals looking for a comfortable living space.

The property boasts an allocated parking space, the enclosed rear garden is mainly laid to lawn and timber fencing. Whether you enjoy gardening, entertaining guests outdoors, or simply relaxing in the fresh air, this garden provides the perfect space.

Cannons Gate is located in a sought-after area on the outskirts of Clevedon, offering a peaceful setting whilst still being close to essential amenities. With riverbank walks just a stone's throw away, you can enjoy leisurely strolls along to the towns beautiful seafront and Marine Lake.

In addition, the proximity to transport links, supermarkets, and a leisure centre ensures that you have everything you need within easy reach.

Whether you are looking for a comfortable home to settle down in or a smart investment opportunity, Cannons Gate ticks all the boxes for modern living in a convenient and desirable location.



PROPERTY TYPE  
House - End Terrace



HOW BIG  
585.00 sq ft



BEDROOMS  
2



RECEPTION ROOMS  
1



BATHROOMS  
1



WARMTH  
Gas Central Heating



PARKING  
Allocated



OUTSIDE SPACE  
Front and rear



EPC RATING  
C



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.



## Up your street...

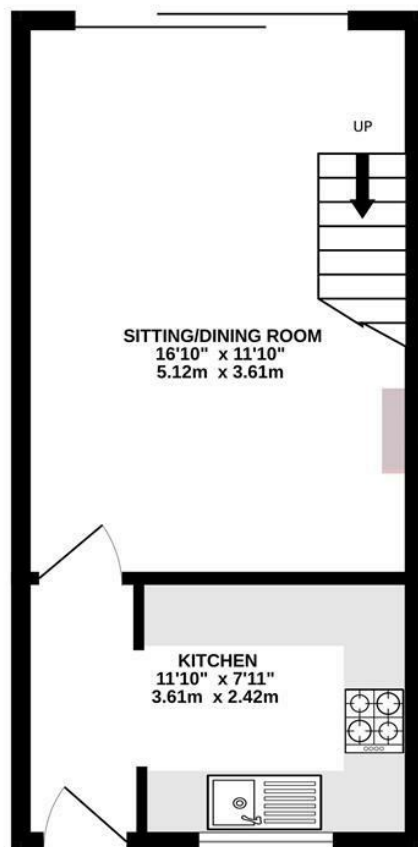


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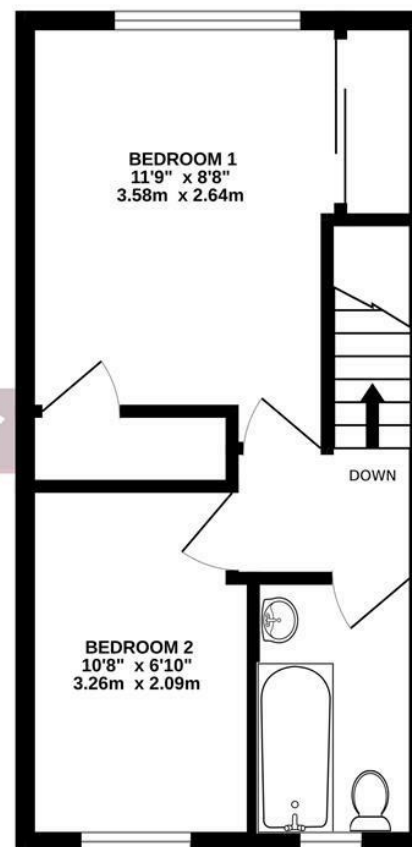




GROUND FLOOR  
292 sq.ft. (27.1 sq.m.) approx.



1ST FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.3 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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