

Linden Road Clevedon BS21 7SN

£389,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

House - Townhouse



HOW BIG

1439.00 sq ft



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Double Carport



OUTSIDE SPACE

Communal



EPC RATING

C



COUNCIL TAX BAND

E

An exceptional townhouse located in the heart of Mid Clevedon. This modern property spans over three floors, offering a spacious and stylish living space for its residents.

The ground floor features a welcoming hall, with convenient storage space and a cloakroom/laundry room for added convenience. Moving up to the middle floor, you will find two reception rooms perfect for entertaining guests, as well as a modern kitchen equipped with all the necessary amenities. The property also floods with natural light. The top floor of this property boasts three bedrooms, providing ample space for a growing family or visiting guests. The stylish shower room and en suite bathroom add a touch of luxury to this already impressive property. Storage is not an issue in this home, with plenty of space available throughout.

Additionally, residents have access to communal gardens at the rear of the property, as well as a small garden at the front for outdoor enjoyment. There is also a number of lovely public parks close by including Herbert Gardens and Alexandra Gardens. This townhouse also comes with a double carport and a large external storage cupboard at the rear, providing parking and additional space for storing outdoor equipment or bicycles. Visitor parking is available for guests, making it convenient for visitors to come and go.

Situated in a highly desired location close to Hill Road shops, cafes, and restaurants, you can enjoy the vibrant community and amenities that Clevedon has to offer. With a short walk to Clevedon Seafront, this wonderful home truly offers the best of both worlds - modern living in a picturesque seaside town.

Please note that the property is leasehold.



A truly exceptional modern property found in a convenient location, close to shops, cafes and restaurants as well as Clevedon Seafront.



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...

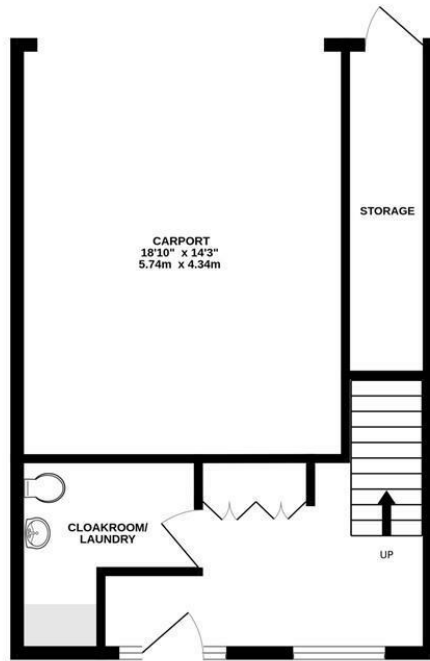


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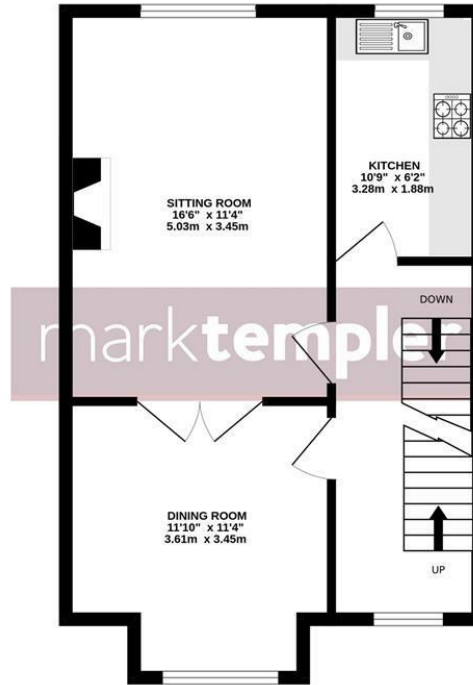




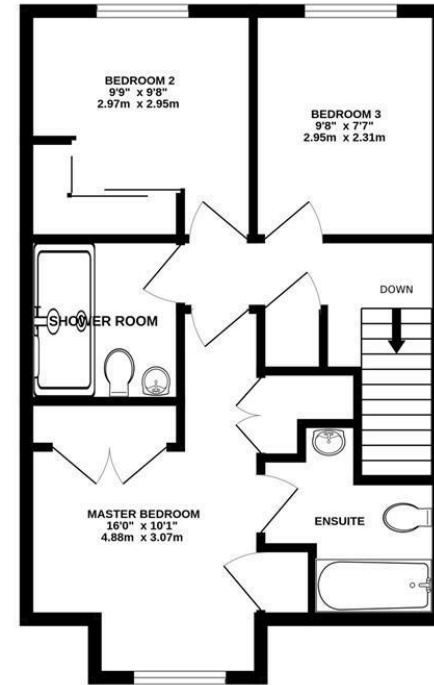
GROUND FLOOR
470 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.7 sq.m.) approx.



2ND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1439 sq.ft. (133.7 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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