

Bryant Gardens Clevedon BS21 5HD

£199,950

marktempler

RESIDENTIAL SALES



This one-bedroom terraced home is situated in a popular cul de sac setting. The property is conveniently located close to local amenities and transport links, ensuring easy access to shops, schools, and public transport.

The ground floor of the house features a porch. As you step inside, you are greeted by a sitting/dining room, perfect for relaxing and entertaining guests. The separate kitchen is small but well fitted to make the best use of space, offering ample storage. Moving upstairs, you will find a generously sized double bedroom and three piece bathroom.

Additionally, located in a nearby block is a single garage with a parking space, providing convenient and secure parking for your vehicle. The property also boasts a lovely garden that wraps around the front and side of the house. The garden is mainly laid to lawn, offering an outdoor space for summer gatherings, relaxation and recreation. A footpath leads to pedestrian gates and the entrance door.

Offered for sale with no onward chain, this would make an ideal first home or investment.



PROPERTY TYPE  
House - Terraced



HOW BIG  
403.00 sq ft



BEDROOMS  
1



RECEPTION ROOMS  
1



BATHROOMS  
1



WARMTH  
Electric



PARKING  
Garage and parking



OUTSIDE SPACE  
Front and side



EPC RATING  
E



COUNCIL TAX BAND  
A

## 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...

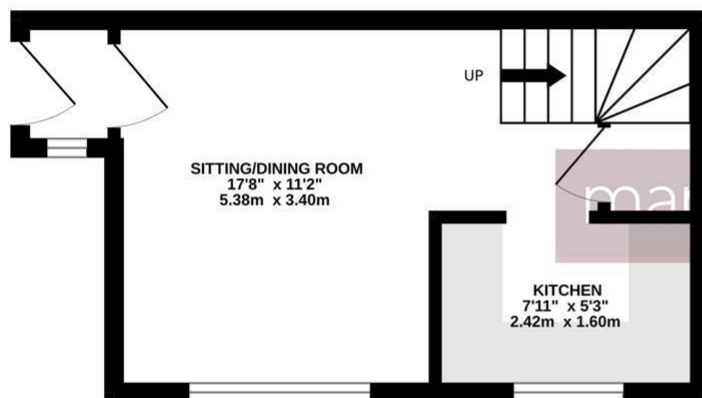


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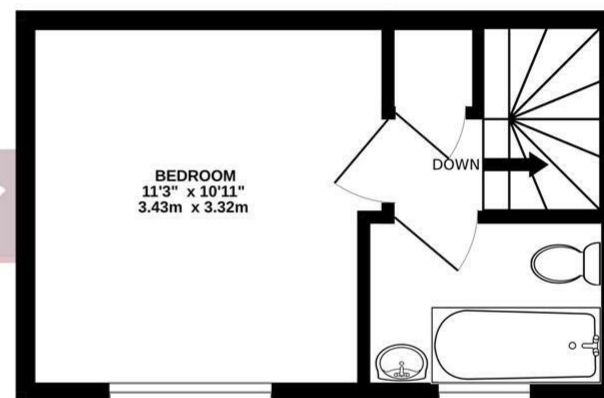




GROUND FLOOR  
207 sq.ft. (19.2 sq.m.) approx.



1ST FLOOR  
196 sq.ft. (18.2 sq.m.) approx.



TOTAL FLOOR AREA : 403 sq.ft. (37.4 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.  
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