

Newlands Green Clevedon BS21 5BX

Offers In Excess Of £244,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
House - Terraced



HOW BIG
600.00 sq ft



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
Electric Heating



PARKING
Allocated to Rear



OUTSIDE SPACE
Front & Back



EPC RATING
D



COUNCIL TAX BAND
B

A superb terrace house, enjoying great presentation – an ideal home for first time buyers or those taking the next step on the property ladder.

As you approach the property, you will be greeted by a low maintenance front garden, laid to chippings and a path that leads you to the entrance. The property offers parking space for two cars found at the rear.

Upon stepping inside, you will be immediately greeted by a welcoming porch providing useful storage space. The sitting/dining room is spacious and perfect for entertaining guests or simply relaxing. The stylish kitchen, located at the rear of the house, offers ample storage space and provides easy access to the garden, allowing you to seamlessly transition between indoor and outdoor living. Upstairs, there two double-sized bedrooms each with built in storage. The modern bathroom offers an attractive three piece suite.

The well-maintained back garden is easy to enjoy without too much upkeep, it features a delightful patio seating area immediate to the house, a stretch lawn, plus space for a shed. There is also a rear gate to access the parking.

Located in a popular residential area, this property offers easy access to riverbank walks and is conveniently close to the Tesco supermarket. Families will also appreciate the short distance to Yeo Moor or Mary Elton Primary Schools, making this terrace house an ideal home for those seeking both comfort and convenience.



A great starter home enjoying superb presentation and parking, found in a convenient location.



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.

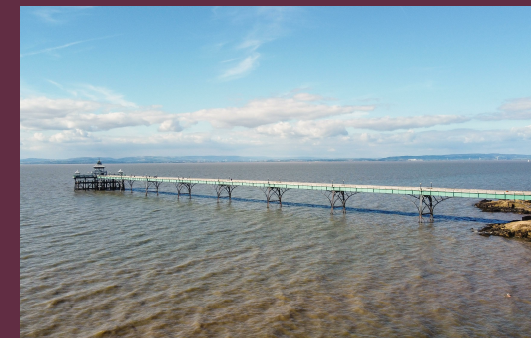
Proof of funding - if a mortgage is required, we need to see an up-to-date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash, we will need 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...

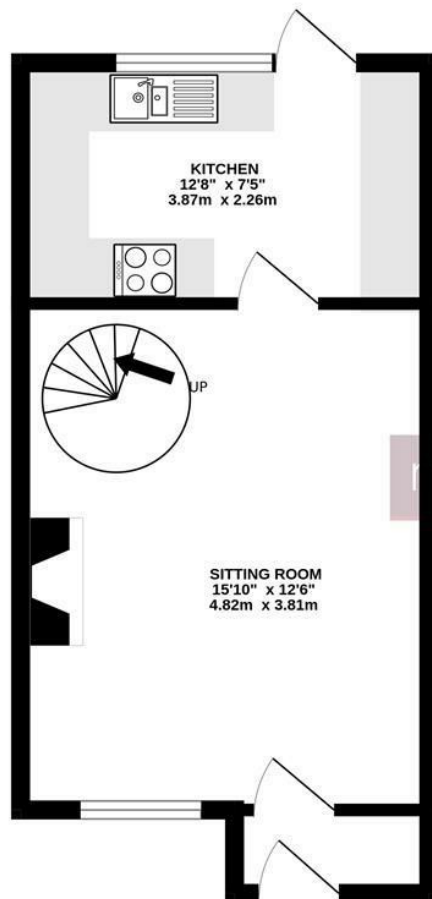


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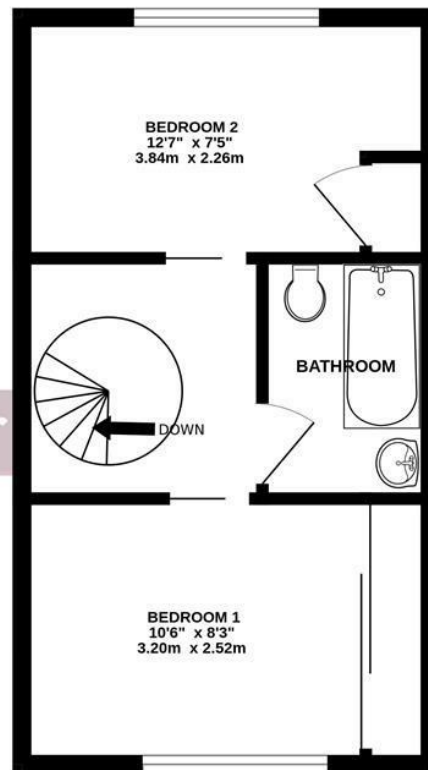




GROUND FLOOR
304 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



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TOTAL FLOOR AREA : 600 sq.ft. (55.8 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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