

Old Street Clevedon BS21 6DA

£285,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

Flat



HOW BIG

883.00 sq ft



BEDROOMS

2



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas central heating



PARKING

Garage and driveway



OUTSIDE SPACE

Front and rear



EPC RATING

D



COUNCIL TAX BAND

A stylish garden apartment that forms part of this recently developed period building. Located in a popular and central location within Clevedon, this Victorian building has been sympathetically converted and externally retains many architectural features synonymous with properties from this period.

Flat 1 is found on the ground floor, enjoying stylish open plan living space including a contemporary kitchen, bright sitting area and a dedicated space for dining. Both bedrooms are double in size and benefit from built-in wardrobes. The shower room presents with an attractive suite consisting of a walk in shower, WC and wash hand basin with a vanity cupboard. There is also a utility area within the entrance lobby.

The property also has the superb advantage of a private garden accessed via the second bedroom. The area is designed to be easily maintained and has space for a table and chairs, perfect to sit out and relax during the summer.

Clevedon offers beautiful coastal living yet is only thirteen miles from Bristol City Centre. In nearby Yatton, the train station has frequent direct links to Bristol, Bath and onwards to London Paddington. In addition, Clevedon provides excellent access to the M5 and is approximately a 20 minute drive from Bristol Airport.



A truly superb garden flat with excellent fittings and found in a convenient location.

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#### 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...

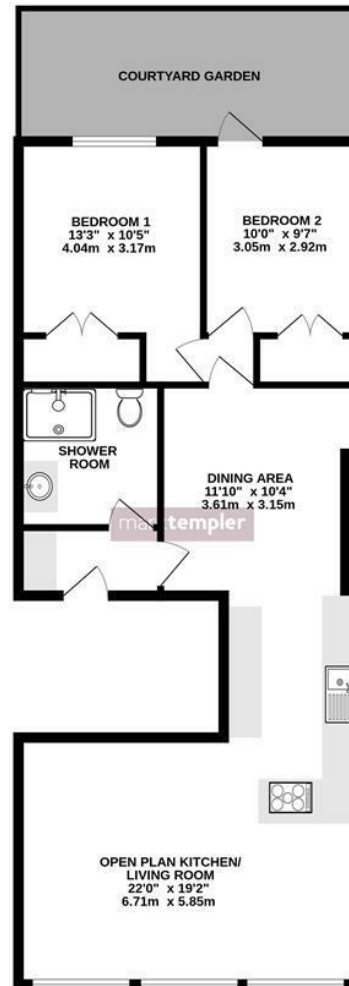


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GROUND FLOOR  
883 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 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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