

Little Ham Clevedon BS21 5HH

£215,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
House - End Terrace



HOW BIG  
469.00 sq ft



BEDROOMS  
1



RECEPTION ROOMS  
1



BATHROOMS  
1



WARMTH  
Gas Central Heating



PARKING  
Allocated Space



OUTSIDE SPACE  
Front & Rear



EPC RATING  
C



COUNCIL TAX BAND  
A

A modern end terrace house that offers smart presentation throughout. This property is perfect for first-time buyers or as an investment purchase for buy to let landlords.

As you step inside, you'll be greeted by an open plan living area with a kitchen to the front. The kitchen boasts plenty of storage and preparation space. The layout of the house ensures a seamless flow between the kitchen and the rest of the living space. The cosy sitting room is a great place to relax and unwind, with its double doors opening up to the garden. This allows for an abundance of natural light to flood the room, creating a warm and inviting atmosphere. Additionally, there is a dedicated office space, perfect for those who work from home. The bedroom is a double size and comes with built-in storage, providing ample space for all your belongings. The modern bathroom presents with a three piece white suite and airy cupboard for further storage.

Outside, the relatively easy-to-maintain gardens to the front and back offer a perfect space for outdoor relaxation. The rear garden features a patio area immediate to the house, ideal for al fresco dining or entertaining guests. There is also a good-sized patch of lawn and space for a shed. There is also allocated parking found close by.

Located in the popular area of Little Ham, this property is conveniently close to amenities and within walking distance of lovely riverbank walks, supermarkets, and Clevedon Seafront.



A superb one bedroom house found in a popular location close to amenities.



#### 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...



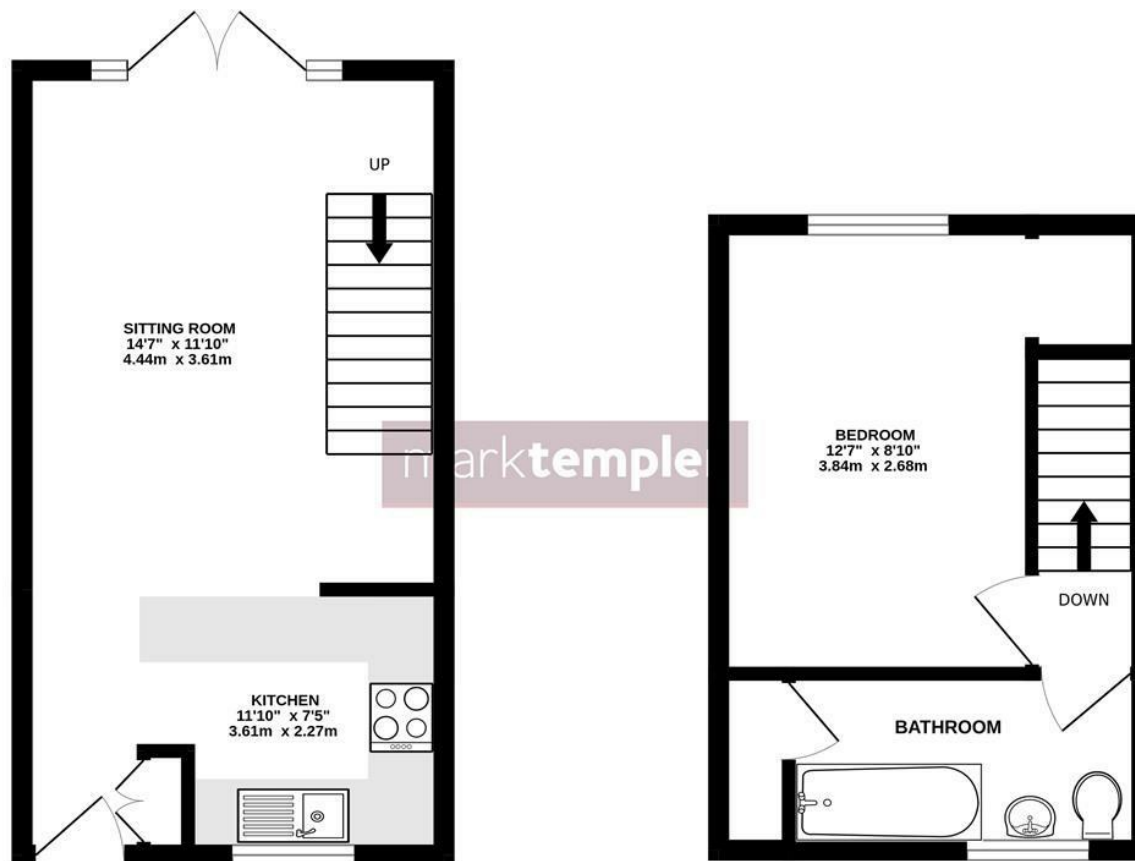
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GROUND FLOOR  
261 sq.ft. (24.2 sq.m.) approx.

1ST FLOOR  
208 sq.ft. (19.4 sq.m.) approx.



TOTAL FLOOR AREA : 469 sq.ft. (43.6 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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