

Old Street Clevedon BS21 6BT

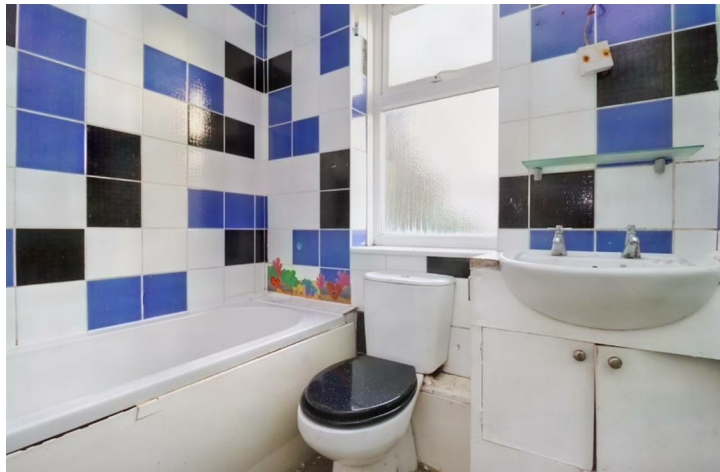
Offers Over £220,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE

House - Semi-Detached



HOW BIG

882.00 sq ft



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

On Street



OUTSIDE SPACE

At The Rear



EPC RATING

D



COUNCIL TAX BAND

C



This semi-detached house offers the ideal accommodation for a young family looking to put their own stamp on their next home. While it is in need of complete refurbishment, the property presents a fantastic opportunity to choose your own designs and create a space that perfectly suits your needs. With three well-proportioned bedrooms, there is plenty of space to grow into.

The house has some period features, including a bay window and higher ceilings, which add a bit of character to the property. The bright sitting room is at the front, with sliding doors that connect to the kitchen/dining room. This open-plan layout allows for easy interaction between family members and creates a seamless flow between the different living areas.

Practical features such as gas central heating and double glazing ensure that the house has a good base to start with before diving into re-decoration. The rear garden is designed to be low-maintenance, providing an outdoor space for relaxation and entertaining rather than ongoing work.

The property is within walking distance of the shops in Clevedon Town Centre, as well as being close to Clevedon Health Centre and St. Nicholas Chantry Primary School, making it convenient for everyday needs and family life.



A family home with lots of potential, needing refurbishment but found in a really 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.





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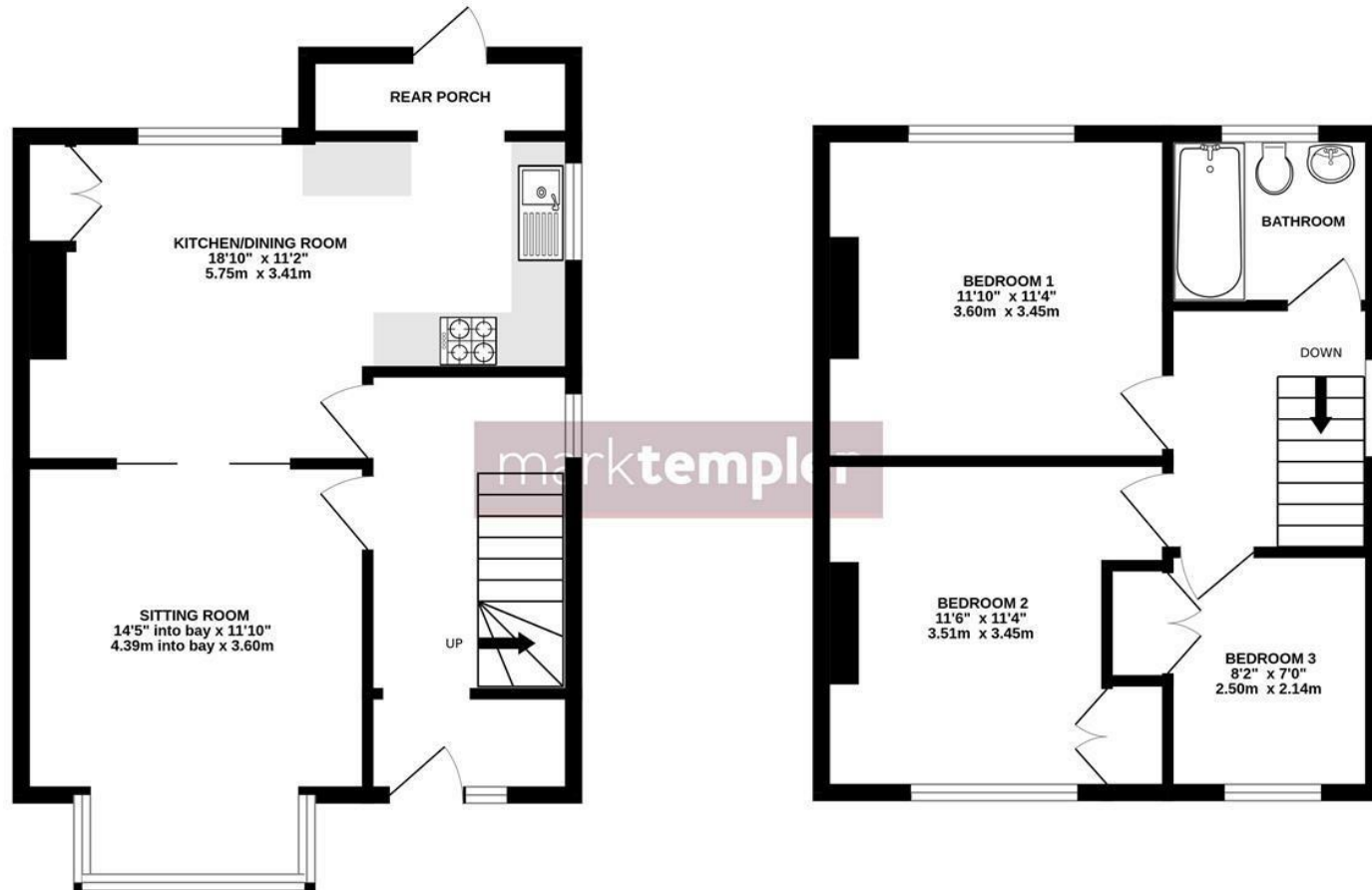






GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.

1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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