

Herbert Road Clevedon BS21 7ND

£244,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

Apartment



HOW BIG

593.00 sq ft



BEDROOMS

1



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

On Street



OUTSIDE SPACE

Garden and Cellar



EPC RATING

D



COUNCIL TAX BAND

A

A fabulous period apartment that enjoys its own garden, making it a rare find in the heart of Clevedon. Presented with an array of charming features including wood flooring, working shutters and a beautiful fireplace.

First entered by a communal hall that leads you to the ground floor entrance. Stepping inside, the central hallway leads you to the bright sitting room to the front, it's the perfect spot to relax and unwind after a long day. The double size bedroom provides storage options in addition to a cupboard within the hallway. There is a modern shower room and separate cloakroom, while the superb kitchen/breakfast room offers plenty of storage and space for a dining table. This area is perfect for entertaining guests or enjoying a quiet meal at home.

The rear door from the kitchen leads to the outside space, where you'll find a raised deck seating area and steps down to a lawn garden. There is external access into the cellar, offering additional storage space and housing the gas boiler but it is restricted in head height.

This apartment's location is truly unbeatable, being almost immediate to hill road shops, cafes, and restaurants. A short stroll will take you to Clevedon seafront, where you can enjoy the fresh sea breeze and stunning views. Don't miss out on the opportunity to make this your new home and enjoy all that Clevedon has to offer right at your doorstep.



Beautifully presented garden apartment, just a short stroll from Clevedon's Hill Road and iconic seafront



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.

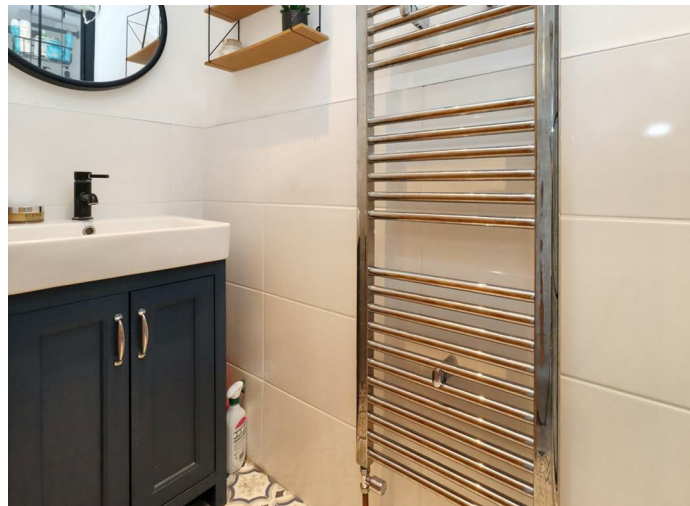
Proof of funding - if a mortgage is required, we need to see an up-to-date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash, we will need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



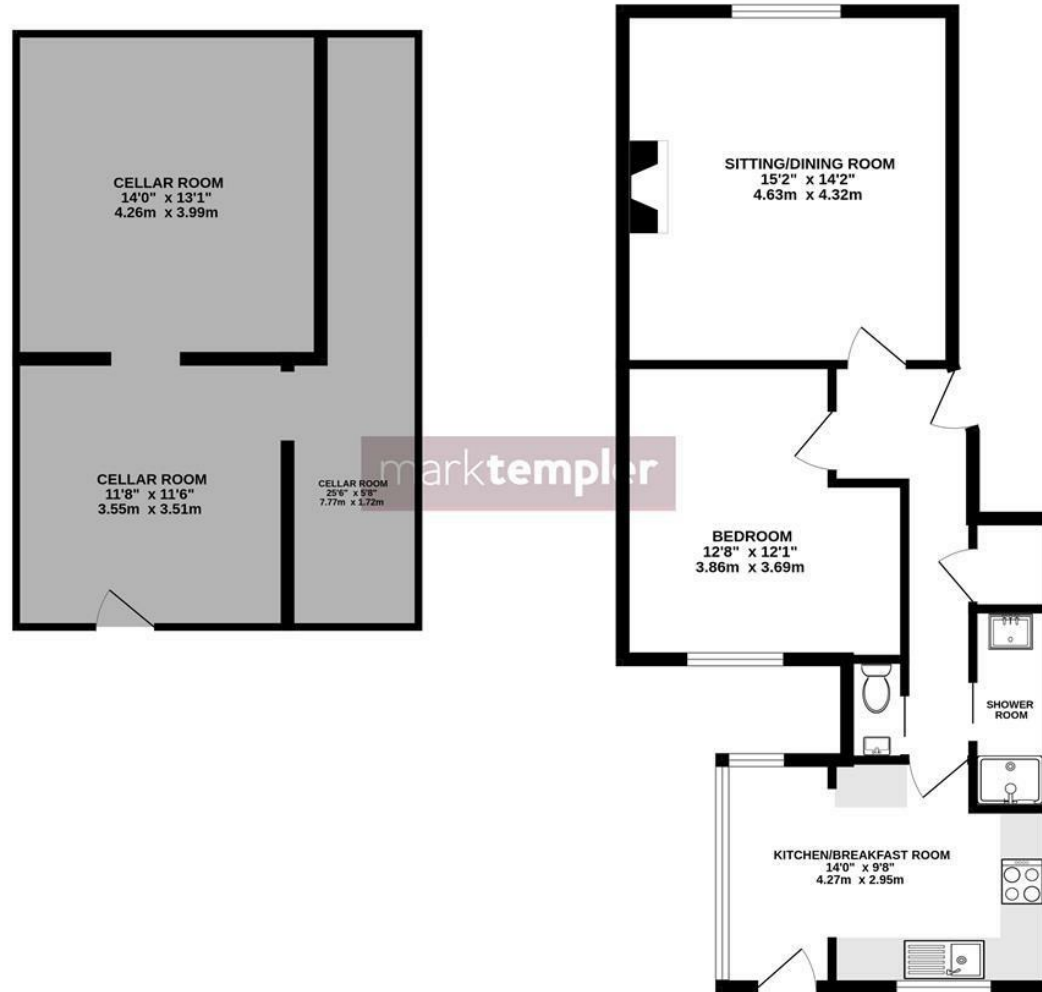
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CELLAR
0 sq.ft. (0.0 sq.m.) approx.

GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 593 sq.ft. (55.1 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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