

Lower Queens Road Clevedon BS21 6LX

£165,000

marktempler

RESIDENTIAL SALES

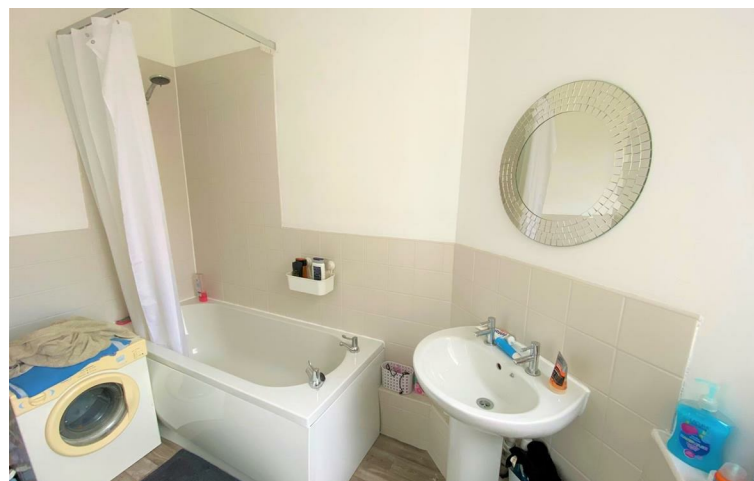


A period first floor flat located in a convenient location within Clevedon Town Centre. It's superb opportunity for first time buyers to get onto the property ladder or, an ideal buy to let investment with a tenant already in situ. We understand that the current tenant is paying a rent of £750 per calendar month equating to a gross annual yield in excess of 5%.

There is an initial communal entrance and landing. As you step inside the flat, you are greeted by a spacious living/dining room at the front.. The kitchen is well-equipped with modern fittings, including wall and base units, providing ample storage space for all your kitchen essentials. There is also room for freestanding appliances, making it a convenient and functional space for cooking.

The generous bedroom in this flat is a true highlight, boasting two built in storage cupboards. The bedroom leads to the bathroom, which features a WC, pedestal sink, and bath.

One of the major advantages of this flat is its convenient location, allowing residents to easily access a wide range of amenities within walking distance. From supermarkets like Lidl to restaurants such as the Teatro Lounge, as well as bakeries, banks, takeaways, and shops, everything you need is just a stone's throw away. Whether you prefer to dine out, grab a quick snack, or do some shopping, this flat offers the perfect blend of comfort and convenience in a bustling neighbourhood.



PROPERTY TYPE

Flat



HOW BIG

571.00 sq ft



BEDROOMS

1



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

On Street



OUTSIDE SPACE

None



EPC RATING

C



COUNCIL TAX BAND

A

## 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.

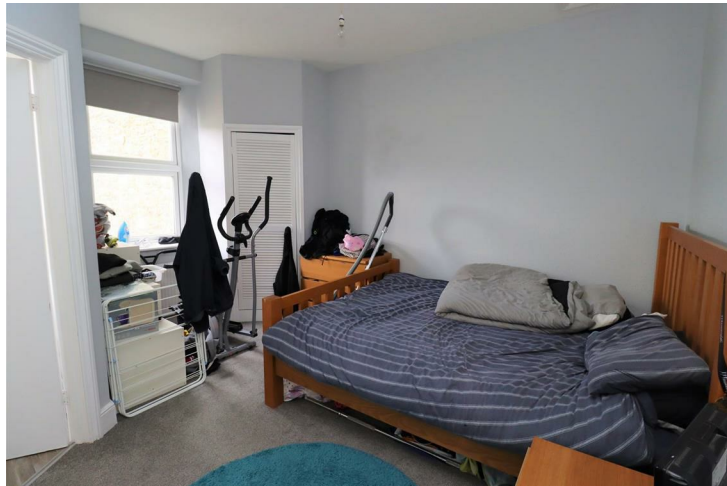
**Proof of identification** - we need to run an electronic check for all purchasers of the property. To do this, we need your full name including titles, dates of births and residential address(s) for the last three years. The ID check is at no cost.

**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...

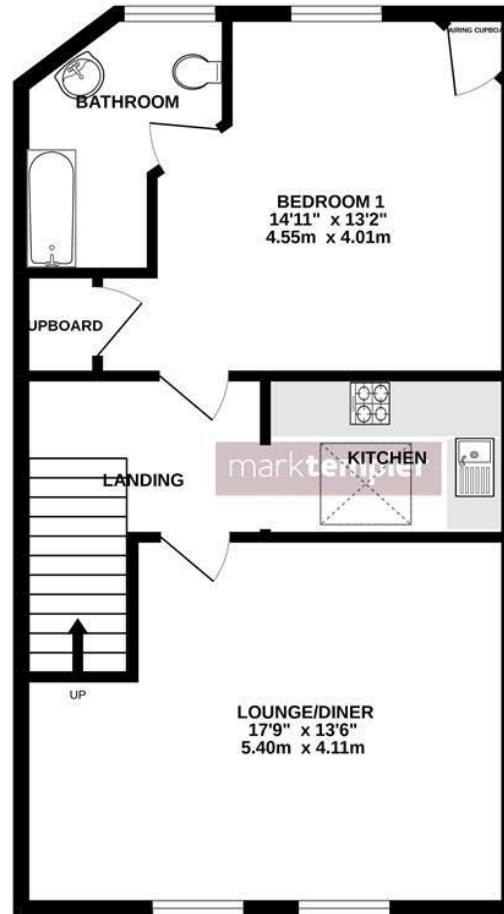


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FIRST FLOOR  
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 571 sq.ft. (53.0 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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