

Brookfield Walk Clevedon BS21 6YA

£249,950

marktemppler

RESIDENTIAL SALES





PROPERTY TYPE  
House - Terraced



HOW BIG  
597.00 sq ft



BEDROOMS  
2



RECEPTION ROOMS  
2



BATHROOMS  
1



WARMTH  
Gas Central Heating



PARKING  
Parking To Rear



OUTSIDE SPACE  
Front & Rear



EPC RATING  
C



COUNCIL TAX BAND  
B

A smart terrace house on the outskirts of Clevedon, enjoying modern fittings throughout. It's the perfect property for first-time buyers or as an investment property.

As you approach the property, you are greeted by a front garden and a path leading to the entrance.

As you enter the house, you will find an initial entrance porch that leads into a bright sitting/dining room, perfect for entertaining guests or relaxing with family. The modern kitchen is compact but offers good storage. The ground floor extension adds versatility to the property, allowing for a snug or home office to suit your needs. Upstairs, there are two bedrooms and an attractive bathroom, as well as storage cupboards on both floors for added convenience.

The relatively easy-to-maintain gardens include a stretch of lawn enclosed by fencing, providing a private outdoor space. A rear gate provides access to parking, making it convenient for rear access.

Positioned close to schools, lovely walks, and shops, this smart terrace house offers a comfortable and convenient lifestyle for its occupants.



A superb terrace house, enjoying a ground floor extension and parking to the rear.



#### HOW TO BUY THIS PROPERTY

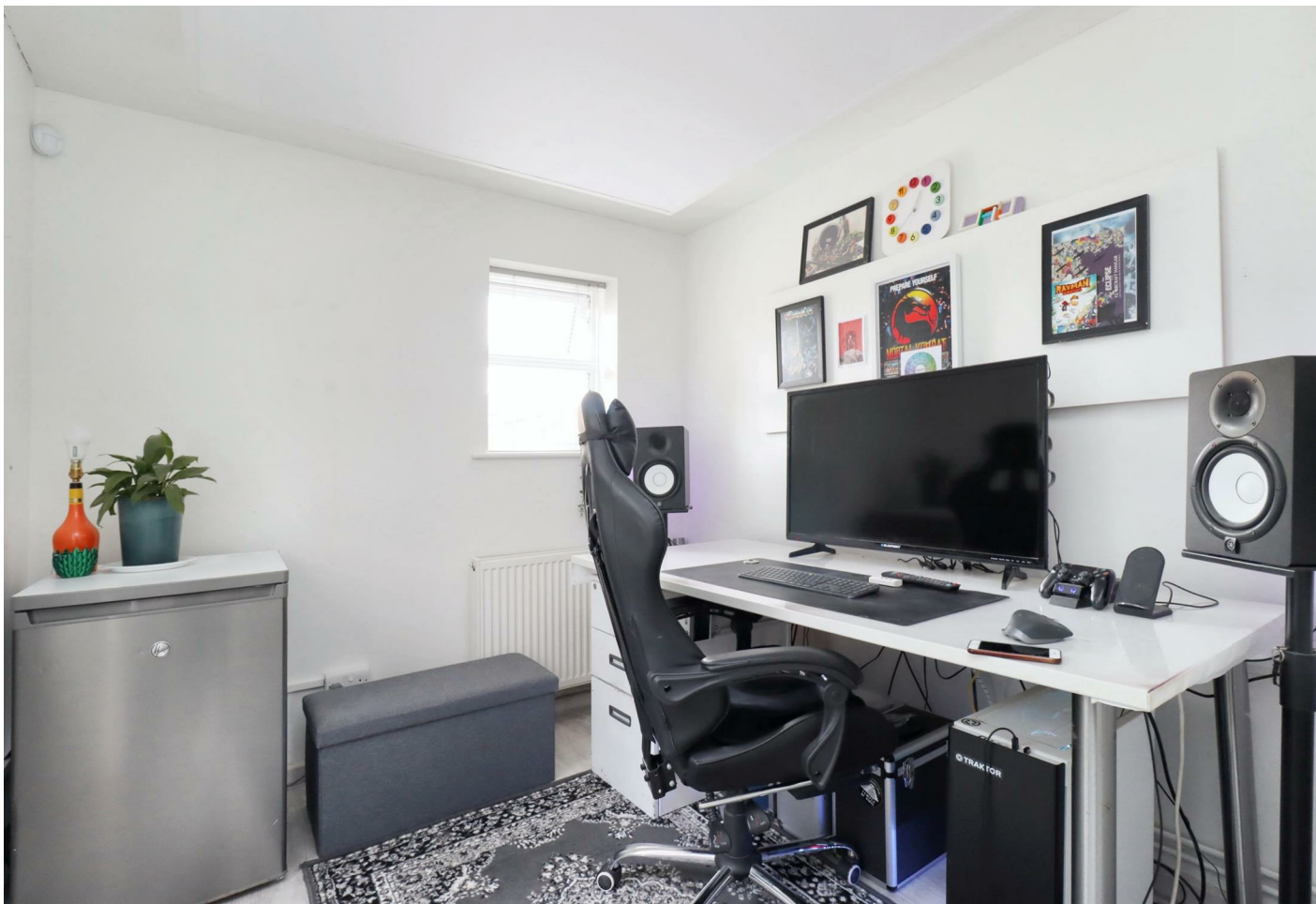
If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

**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.

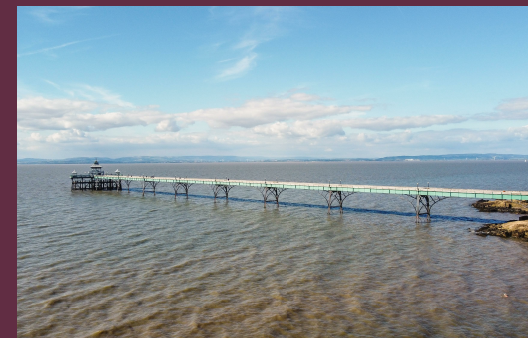
**Proof of funding** - if a mortgage is required, we need to see an up-to-date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash, we will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



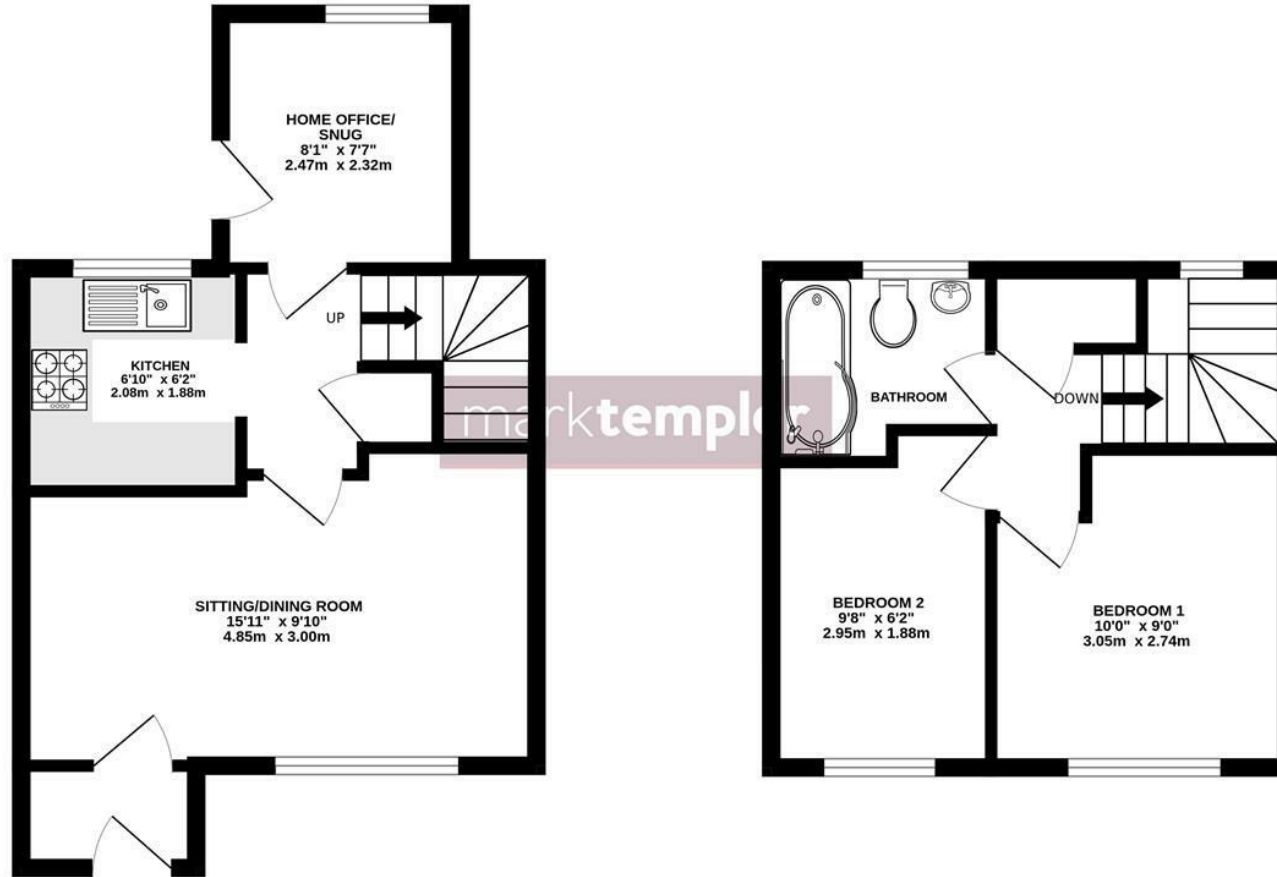
For the latest properties and local news follow Mark  
Templer Residential Sales, Clevedon on:





GROUND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.

1ST FLOOR  
259 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq.ft. (55.5 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.  
Made with Metropix ©2024