

Newlands Green Clevedon BS21 5BU

£269,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
House - End Terrace



HOW BIG
664.00 sq ft



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
Gas Central Heating



PARKING
Two Spaces



OUTSIDE SPACE
Front & Rear



EPC RATING
D



COUNCIL TAX BAND
B

This modern end terrace house is situated at the end of a cul de sac, within a popular residential location. The property boasts excellent presentation throughout, making it move-in ready for any new homeowner.

As you approach the house, you are greeted by a fenced front garden and a path to the entrance. There two allocated parking spaces close by.

Upon stepping inside, you will find an initial entrance porch perfect for storing coats and shoes, keeping the main living areas clutter-free. The bright sitting room is a welcoming space for relaxation, while the stylish kitchen/dining room to the rear opens up to the garden, creating a seamless indoor-outdoor flow. The kitchen features ample storage units and the dining area receives lots of natural light, making it an ideal spot for enjoying meals with family and friends. Upstairs, the property offers two double-sized bedrooms and a modern bathroom. Both bedrooms enjoyed built in storage space.

The superb rear garden is a highlight of the property, featuring a combination of a raised deck area and artificial grass, perfect for outdoor entertaining and relaxation. The garden also includes borders with raised flower beds, adding a touch of nature to the outdoor space.

There is easy access to riverbank walks, a level walk to Clevedon town centre, and being within 15 minutes of Yatton railway station, this property offers an ideal opportunity for young professionals.



An ideal property for first time buyers, the house is ready to move into and enjoyed two parking spaces.



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...



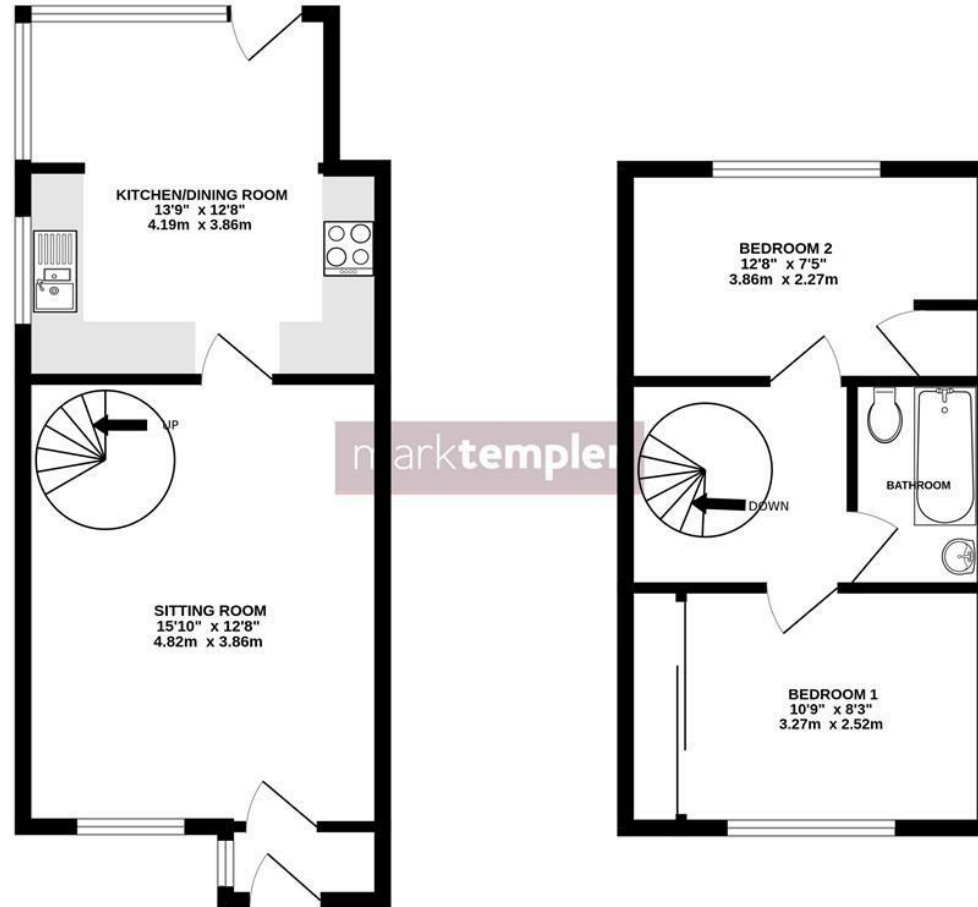
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GROUND FLOOR
369 sq.ft. (34.2 sq.m.) approx.

1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 664 sq.ft. (61.6 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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