

Castle Road Clevedon BS21 7DA











£280,000

marktempler

RESIDENTIAL SALES





 <b>PROPERTY TYPE</b> Apartment	 <b>HOW BIG</b> 1505.00 sq ft
 <b>BEDROOMS</b> 2	 <b>RECEPTION ROOMS</b> 1
 <b>BATHROOMS</b> 1	 <b>WARMTH</b> Gas Central Heating
 <b>PARKING</b> Garage	 <b>OUTSIDE SPACE</b> Communal Drying area
 <b>EPC RATING</b> E	 <b>COUNCIL TAX BAND</b> C

This substantial top-floor apartment is perfectly situated in the picturesque Walton St. Mary area of Clevedon. It offers over 1,500 sqft of beautifully updated living space. Ideal for those seeking both comfort and style, this home has been thoughtfully modernised to create a fresh, contemporary environment.

The welcoming entrance hall leads into a bright and spacious kitchen/breakfast room, boasting a sleek, modern design. The kitchen is equipped with a stylish breakfast bar and high-quality appliances, including an American-style fridge freezer and a five-ring gas hob—perfect for preparing meals and enjoying casual dining. The kitchen flows seamlessly into the generously sized sitting/dining room, creating an ideal space for entertaining or relaxing in comfort.

Off the hall, you'll find two well-proportioned double bedrooms, each offering ample space and natural light. The large family bathroom exudes luxury, featuring a freestanding bath, making it the perfect retreat after a long day.

Outside, the property enjoys use of the communal driveway leading to a single garage at the rear, and a communal drying area. The location is equally impressive, set in the highly sought-after Walton St. Mary area of Upper Clevedon. This tranquil setting is surrounded by some of Clevedon's best-kept secrets, including the stunning Layde Bay and coastal footpath just a short stroll away. In the other direction, you'll find Clevedon Castle and Golf Club. For those who enjoy dining out, Hill Road's selection of charming bars and restaurants are also within walking distance along Wellington Terrace.

Offered with no onward chain, this apartment is a rare gem in a highly desirable area, and early viewing is highly recommended to avoid missing out on this fantastic opportunity!



Spacious and modern top-floor apartment in Walton St. Mary, Clevedon, offering over 1,500 sqft of generous living space with the much-admired location.



#### 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...

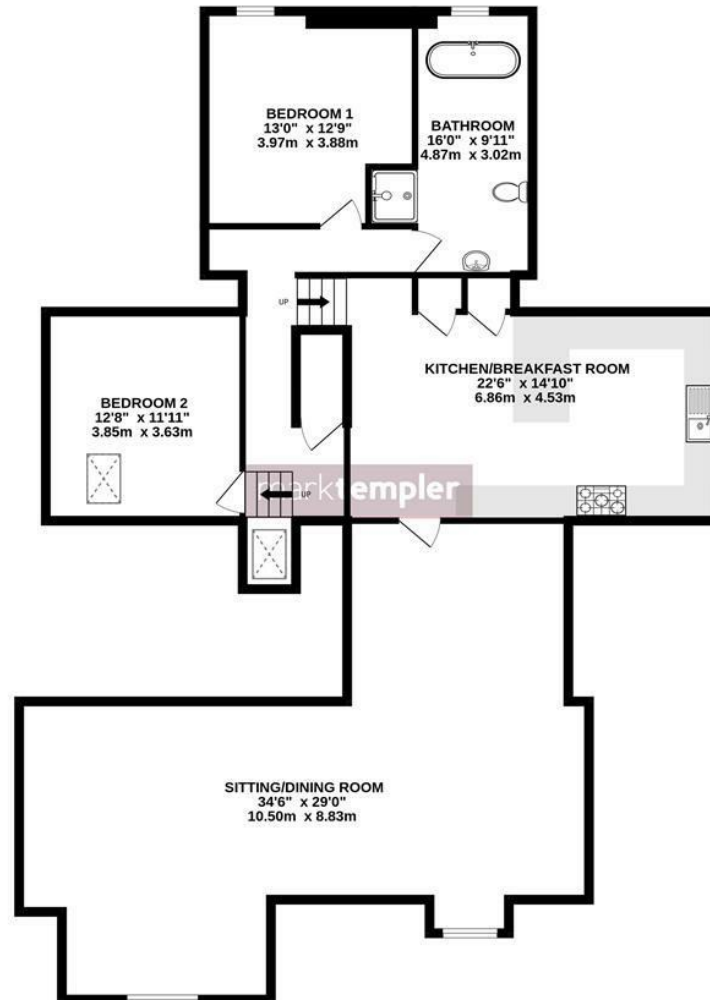


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SECOND FLOOR  
1505 sq.ft. (139.8 sq.m.) approx.



TOTAL FLOOR AREA : 1505 sq.ft. (139.8 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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