

Leach Close Clevedon BS21 5EJ

£239,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
House - End Terrace



HOW BIG
663.00 sq ft



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
Gas Central Heating



PARKING
Parking & Garage



OUTSIDE SPACE
To The Rear



EPC RATING
C



COUNCIL TAX BAND
B

This modern end-terrace house is positioned within a small cul-de-sac and offers an excellent opportunity for buyers looking to add their personal touch. In need of refurbishment, this property holds tremendous potential for those seeking to renovate and potentially extend subject to planning permission.

First approached via a shared driveway leading to a single garage with parking in front. Upon entering, you're greeted by an initial porch—perfect for storing coats and shoes. The ground floor features an L-shaped sitting room, offering flexibility for both relaxation and entertainment. Adjacent is a separate kitchen, leading into a conservatory, which could be used as a dining area or space to work from home. Upstairs, you'll find two bedrooms and a family bathroom, offering ample space for a small family or couple.

One of the standout features of this property is the unusually large garden for this style of house, which is a mix of hardstanding and lawn, providing a great outdoor space for gardening or entertaining. Additionally, there is side access to the garage.

Located in a popular area, this home is close to local schools, shops, Strode leisure centre, and scenic walking routes, offering both convenience and lifestyle appeal.

This property presents a fantastic opportunity for buyers ready to renovate and enjoy the benefits of modern living in a highly sought-after location.



Although in need of refurbishment, the property enjoys lots of appealing features including a spacious garden, parking and a garage.



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...



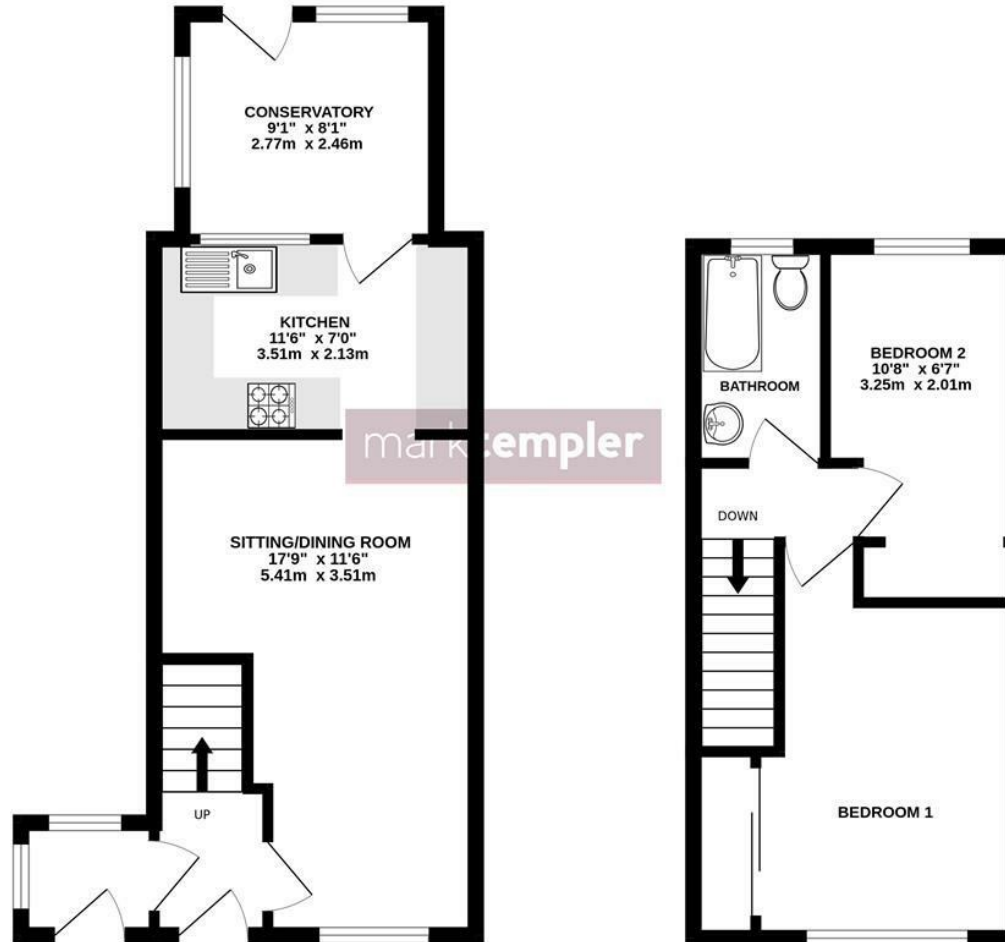
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GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.

1ST FLOOR
285 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA: 663 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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