

Cannons Gate Clevedon BS21 5HL

£249,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
House - End Terrace



HOW BIG
580.00 sq ft



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
Gas Central Heating



PARKING
Two Spaces



OUTSIDE SPACE
Front & Rear



EPC RATING
C



COUNCIL TAX BAND
B

A lovely two-bedroom end of terrace property, thoughtfully designed for modern living and perfect for first-time buyers.

As you enter, you'll find an initial entrance hall leading to a spacious L-shaped sitting/dining room that invites both relaxation and entertaining. The layout offers a warm and inviting atmosphere, ideal for cosy evenings or gathering with friends. The kitchen, located at the rear of the home, opens directly into a well-maintained garden. This creates a wonderful opportunity for alfresco dining or simply enjoying the outdoor space. With a patio area and a stretch of lawn, you'll have the perfect setting for morning coffee or weekend barbecues.

The main bedroom provides ample space for storage via freestanding wardrobes or drawers whilst the second bedroom enjoys built in storage. The stylish bathroom adds a contemporary touch, ensuring comfort and convenience.

Cannons Gate is a popular cul de sac, on the outskirts of Clevedon but offers easy access to riverbank walks, major supermarkets and Strode Leisure Centre. This property also boasts two allocated parking spaces, making it easy for you and your guests to come and go.

With its modern fittings and thoughtful layout, this home offers a perfect blend of comfort and practicality.



A superb modern house enjoying stylish fittings, allocated parking and is found in a popular residential 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...

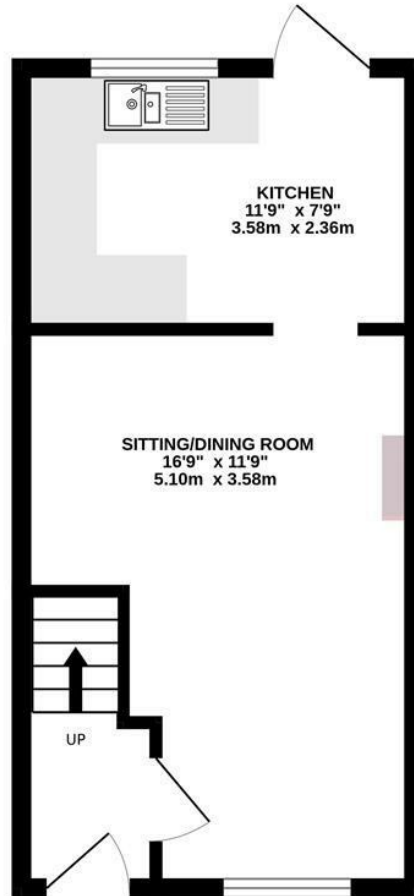


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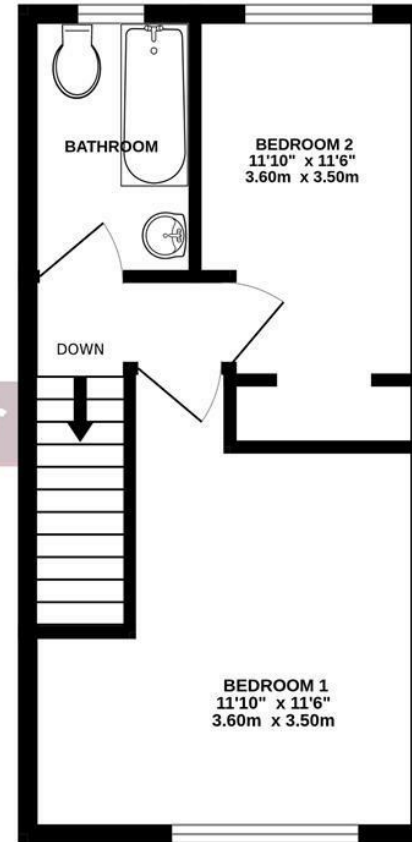




GROUND FLOOR
290 sq.ft. (26.9 sq.m.) approx.



1ST FLOOR
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 580 sq.ft. (53.8 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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