

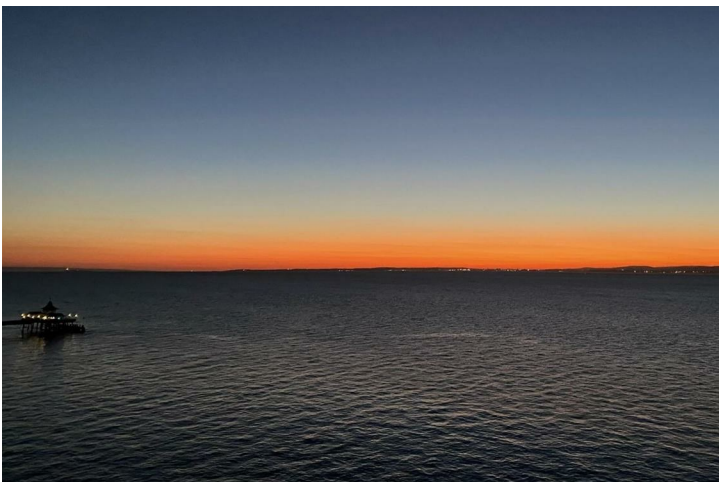
Wellington Terrace Clevedon BS21 7PY

£399,950

marktempler

RESIDENTIAL SALES





Property Type
Flat



How Big
929.00 sq ft



Bedrooms
3



Reception Rooms
1



Bathrooms
1



Warmth
Electric Heating



Parking
Allocated Undercroft



Outside
Balcony and Communal



EPC Rating
D



Council Tax Band
D



Construction
Standard



Tenure
Leasehold

This stunning airy first-floor flat on Wellington Terrace combines modern living with an exceptional coastal lifestyle. Perfectly positioned along Clevedon's picturesque coastline, this home offers 180-degree panoramic views over the iconic pier, Bristol Channel, and across to the Welsh hills, which can be enjoyed from the spacious living area, Bedroom 3, and the private balcony.

Living here offers a lifestyle that goes beyond the walls of a beautiful home. Just steps away, you'll find direct access from St. Christophers Court to scenic coastal footpaths perfect for refreshing walks along the shoreline, as well as the chance to enjoy cold-water swimming at Clevedon Marine Lake. Hill Road and The Beach are also on the doorstep, featuring an inviting selection of restaurants, cafes, and unique boutiques. From seaside morning coffees to dinners with friends, this location seamlessly blends convenience with coastal charm.

Inside, the flat has been elegantly upgraded to match its beautiful setting. The custom-built kitchen is equipped with integrated appliances and has been cleverly designed to offer views even while cooking or dining. The contemporary bathroom, featuring a stylish four-piece suite, adds a touch of luxury to everyday routines. The three generously sized bedrooms provide flexibility for various lifestyle needs, with bedroom 3 making an ideal office or occasional bedroom, complete with breathtaking views.

Additional practical features enhance the home's appeal, including several built-in storage cupboards. This property is offered with no onward chain and benefits from communal grounds, a bin store, and allocated undercroft parking. It's more than just a home—it's a lifestyle.



Modern coastal living with panoramic views and effortless convenience



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Head Projects (Surveyors)**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



Material Information

UTILITIES

Mains electric, water and drainage. Electric central heating.

This information has been provided by the sellers and is correct to the best of our knowledge

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 100 Mbps.

Mobile coverage is limited to likely.

This information is sourced via checker.ofcom.org.uk, we advise you make your own enquires

LEASE INFORMATION

999 year lease from 29/09/1972

Service Charge = £1,560 pa

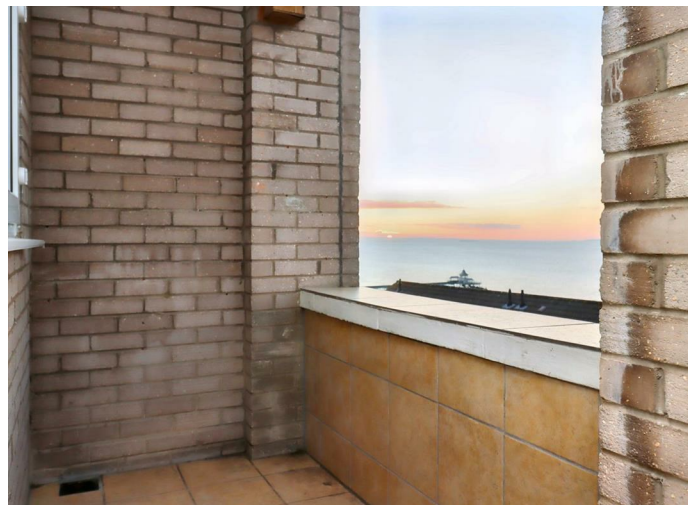
Ground Rent = £0 pa

The lease does permit pets with management company consent

The lease permits letting - yes

Holiday lets/Air BNB – not permitted

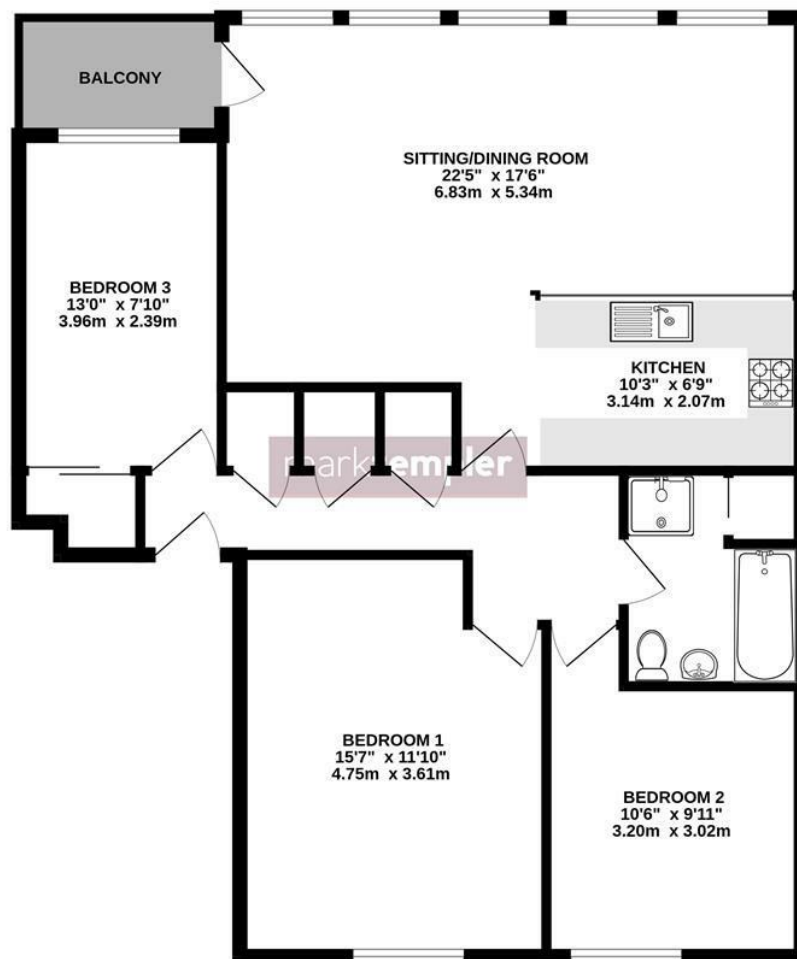
This information has been supplied by the vendor at the time of marketing and is correct to the best of our knowledge. We would recommend that any interested party seeks verification of this information from their solicitor prior to purchase.



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FIRST FLOOR
929 sq.ft. (86.3 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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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