

Cannons Gate Clevedon BS21 5HJ

£365,000

marktempler

RESIDENTIAL SALES





Property Type

House - End Terrace



How Big

1165.00 sq ft



Bedrooms

4



Reception Rooms

2



Bathrooms

1



Warmth

Gas central heating



Parking

Garage and parking



Outside

Front and rear gardens



EPC Rating

C



Council Tax Band

C



Construction

Standard



Tenure

Freehold



Nestled away within a popular residential location on the outskirts of Clevedon, this modern four-bedroom house offers an abundance of space. Extended from its original standing, the property boasts a spacious, light-filled interior, designed with family living in mind.

Upon entering through the welcoming porch, the ground floor enjoys two generous reception rooms – perfect for both relaxing and entertaining. The stylish dual-aspect kitchen/breakfast room is the heart of the home, with plenty of space for a table and a seamless flow of light that enhances the home's airy atmosphere. The first floor presents with a central landing and is home to four well-proportioned bedrooms, each offering ample space plus storage within two of the bedrooms. The main bedroom is a standout feature, complete with its own dressing area and private WC. There is also a modern family bathroom.

Outside, the property benefits from a driveway leading to the integral garage, and an adjacent front garden. The rear garden features a decked seating area, a lawn plus mature trees and bushes—ideal for outdoor entertaining or simply unwinding. The space is versatile and perfect for hosting barbecues or enjoying a quiet afternoon.

Ideally located, this home is within easy reach of scenic riverbank walks, local supermarkets, and schools, making it the perfect choice for families seeking both convenience and a vibrant community atmosphere.



This modern four-bedroom home offers an abundance of space, perfect for a family.



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 £225 + VAT, M C Hullah and Co - Conveyancing Referral fee £225 + 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.



Material Information

UTILITIES

Mains electric, water and drainage. Gas 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 1000 Mbps.

Mobile coverage is limited to likely.

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

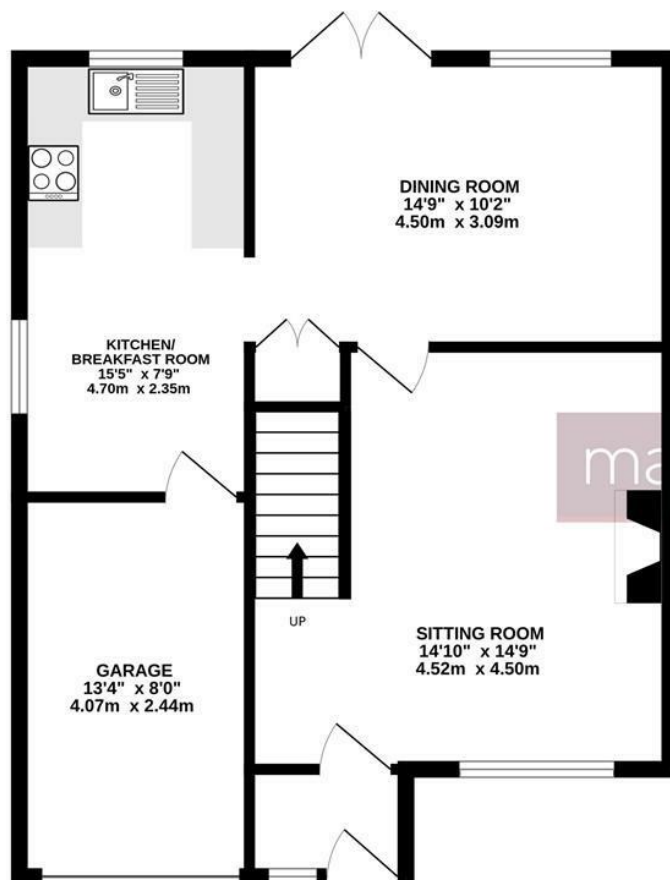


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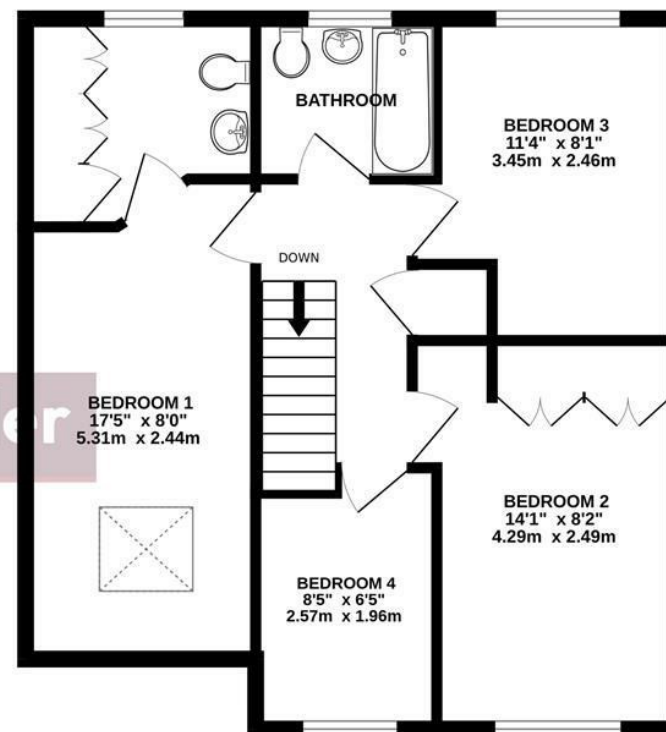




GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.2 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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