

Corner Croft Clevedon BS21 5DA

£237,500

marktempler

RESIDENTIAL SALES





Property Type
House - Terraced



How Big
653.00 sq ft



Bedrooms
2



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Allocated



Outside
Front & Rear



EPC Rating
C



Council Tax Band
B



Construction
Standard



Tenure
Freehold

Situated within a cul-de-sac near scenic riverbank walks, this modern two-bedroom terrace house is offered for sale with No Onward Chain and presents an excellent opportunity for first-time buyers and buy-to-let investors alike.

Approached via a small front garden with gravel and a path leading to the entrance, the property also benefits from allocated parking nearby.

Inside, the accommodation begins with a welcoming entrance porch, which leads into a sitting room. The sitting room then flows into the kitchen, which is equipped with a modern range of units and ample worktop space. A conservatory at the rear offers versatile use, whether as a dining room, playroom, or home office. Upstairs, both double bedrooms include built-in storage. The stylish shower room features a walk-in double shower cubicle and modern fittings.

The rear garden is fully enclosed, with a patio area directly outside the house, perfect for outdoor dining, and the remainder of the garden is laid to lawn with mature borders, enjoying plenty of sunshine.

Located within Corner Croft, a quaint residential cul-de-sac, the property is conveniently close to peaceful riverbank walks, Tesco supermarket, and excellent transport links.



A modern two-bedroom terrace house in a cul-de-sac, with a garden, stylish kitchen, and found within a convenient location.



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

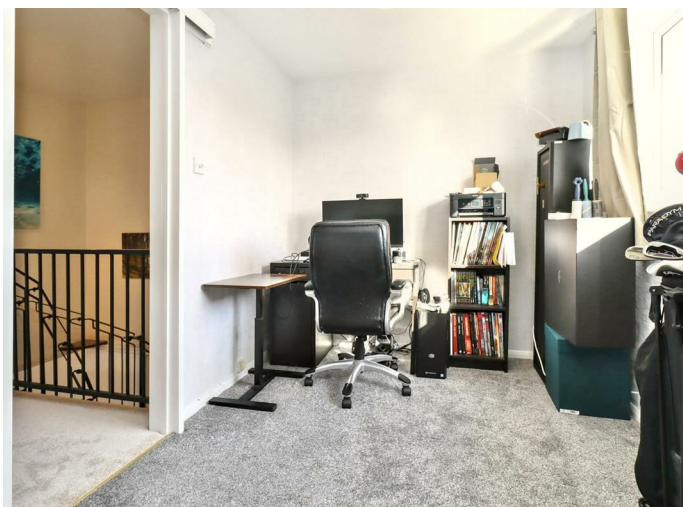
Mains electric, gas, water and drainage.

BROADBAND AND MOBILE COVERAGE

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

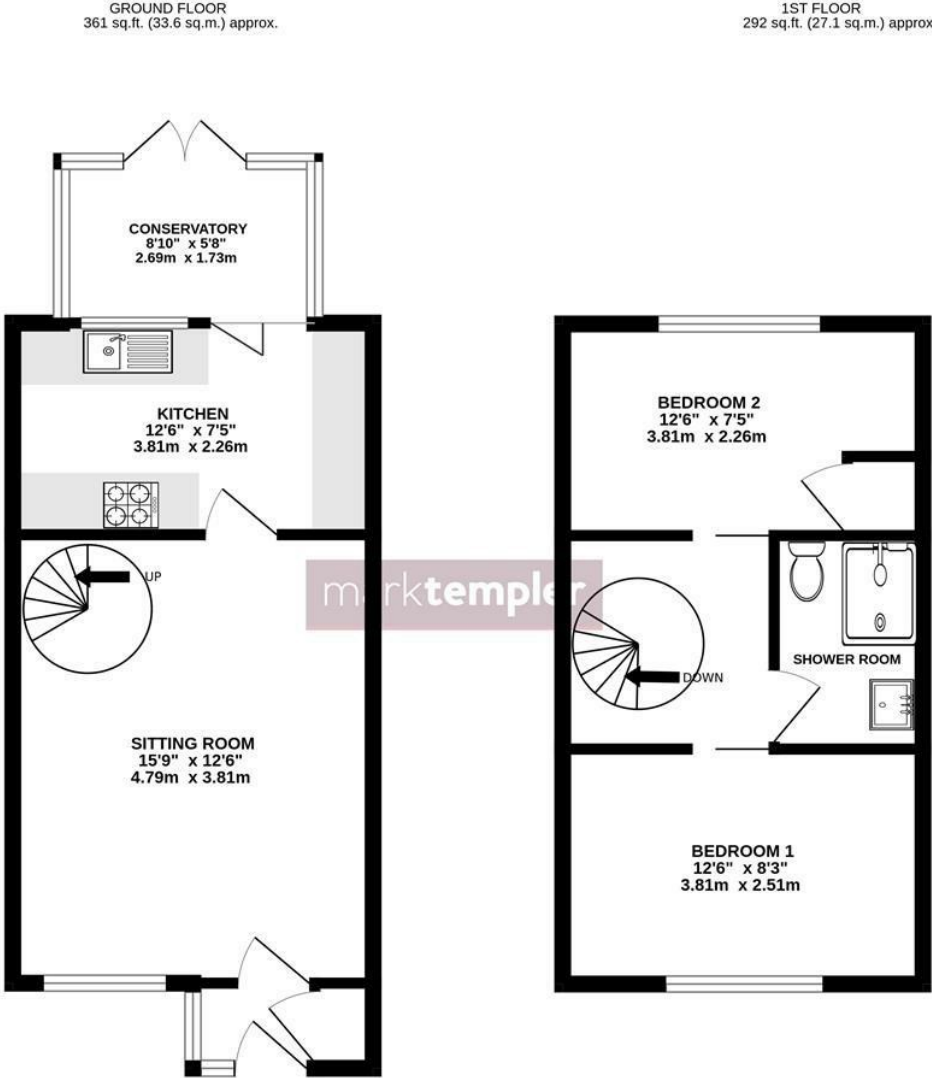
Mobile coverage is limited.

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



For the latest properties and local news follow Mark Templer Residential Sales, Clevedon on:





TOTAL FLOOR AREA: 653 sq.ft. (60.7 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.
Made with Metropix ©2023



Mark Templer Residential Sales and any joint agents wish to make the following clear: (i) They have no authority to make or give representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances, or measurements provided are approximate. The text, photographs, and plans are for guidance purposes only and may not be comprehensive. It should not be assumed that the property has all required planning permissions, building regulations, or other consents. Mark Templer has not tested any services, equipment, or facilities. Purchasers are advised to satisfy themselves through inspection or other means. (iii) In accordance with the Consumer Protection from Unfair Trading Regulations, please note that the working condition of services or kitchen appliances has not been verified by the agents. However, at the time of preparing these particulars, we were informed that all were in working order. Any items described within these property details are not automatically included within any sale and would need to be confirmed with the seller.