

High Street Nailsea BS48 1DJ

£147,500

marktempler

RESIDENTIAL SALES







  
**Property Type**  
Flat

  
**How Big**  
332.00 sq ft

  
**Bedrooms**  
1

  
**Reception Rooms**  
1


  
**Bathrooms**  
1

  
**Warmth**  
Electric Heating

  
**Parking**  
Parking Space C

  
**Outside**  
Bin and Bike Store

  
**EPC Rating**  
B

  
**Council Tax Band**  
B

  
**Construction**  
Standard

  
**Tenure**  
Leasehold



This stylish and well-designed top-floor apartment offers a fantastic opportunity for first-time buyers or investors. Featuring a contemporary open-plan kitchen and living area, a modern shower room, and a separate bedroom with scenic views across the countryside towards Wraxall, this home provides a perfect balance of comfort and convenience.

With a potential rental value of £795pcm, this property boasts a gross yield of 6.5%, making it an attractive investment. Externally, Coates House benefits from an allocated parking space, secure bike storage, and a bin store.

Ideally located on the outskirts of Nailsea, residents can enjoy beautiful countryside walks right on their doorstep while also being within easy reach of shops, supermarkets, pubs, parks, and excellent transport links.

Don't miss this fantastic opportunity—schedule a viewing today!



## Modern top floor one-bedroom apartment with countryside views

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### 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 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 1800 Mbps and highest available upload speed 220 Mbps.

Mobile coverage is limited to likely.

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

### LEASE INFORMATION

125 year lease from 01.01.2019 to 31.12.2143

Service Charge = £1,680 pa

Ground Rent = £144 pa

The lease permits pets - With management company consent

The lease permits letting - Yes

Holiday lets/Air BNB – We are unable to confirm whether the lease allows for holiday lets or Air BNB. Please advise us if you are interested in the property for this purpose and we will do our best to advise prior to arranging a viewing.

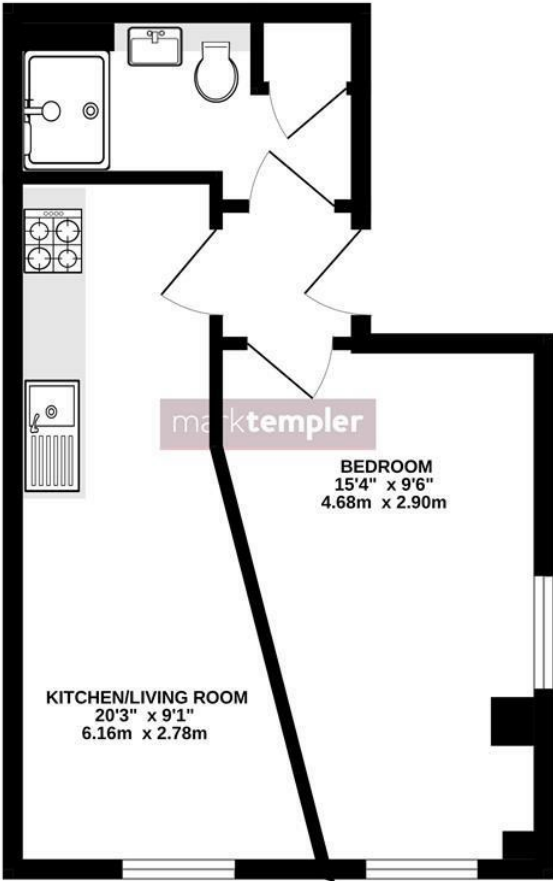
This information has been supplied by the vendor at the time of marketing and is correct to the best of our knowledge. We would recommend that any interested party seeks verification of this information from their solicitor prior to purchase.



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Templer Residential Sales, Clevedon on:



SECOND FLOOR  
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 332 sq.ft. (30.9 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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