

Salthouse Road Clevedon BS21 7TR

£259,950

marktempler

RESIDENTIAL SALES







**Property Type**  
Flat



**How Big**  
641.00 sq ft



**Bedrooms**  
2



**Reception Rooms**  
1



**Bathrooms**  
1



**Warmth**  
Electric Central Heating



**Parking**  
Carport



**Outside**  
Communal



**EPC Rating**  
D



**Council Tax Band**  
B



**Construction**  
Standard



**Tenure**  
Leasehold

Recently refurbished, this spacious mid-floor flat boasts breathtaking panoramic views and is available with No Onward Chain. From the bedrooms, enjoy sweeping vistas over Clevedon with the picturesque Mendip Hills as a backdrop, while the living room and kitchen offer stunning views of lush woodlands, the Severn Estuary, and Clevedon's charming Marine Lake.

Inside, the property features a generously sized sitting/dining room, a contemporary kitchen, and a modern fitted bathroom, along with two well-proportioned bedrooms, each comfortably accommodating a double bed. With its recently renovated interiors, the new owner can move straight in and start enjoying the home immediately.

Residents benefit from a well-maintained communal entrance with both stair and lift access, while outside, an undercroft carport provides secure parking and additional storage. Visitor parking is also available, along with beautifully landscaped communal gardens, complete with flower beds, seating areas, and a peaceful woodland backdrop.

Ideally situated, Salthouse Court offers excellent access to Clevedon's seafront and Marine Lake, perfect for outdoor enthusiasts and those who enjoy scenic coastal walks. With convenient transport links, supermarkets, and town amenities nearby, this property seamlessly blends natural beauty with modern convenience, making it a truly desirable home.





Spacious flat with far-reaching views and coastal charm in the heart of Clevedon's seafront

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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 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.

This information is sourced via [checker.ofcom.org.uk](https://checker.ofcom.org.uk), we advise you make your own enquires

### LEASE INFORMATION

999 year lease from 15.11.1973

Service Charge = £1,574.30 pa

Ground Rent = £15 pa

The lease does not allow pets

The lease permits letting

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.

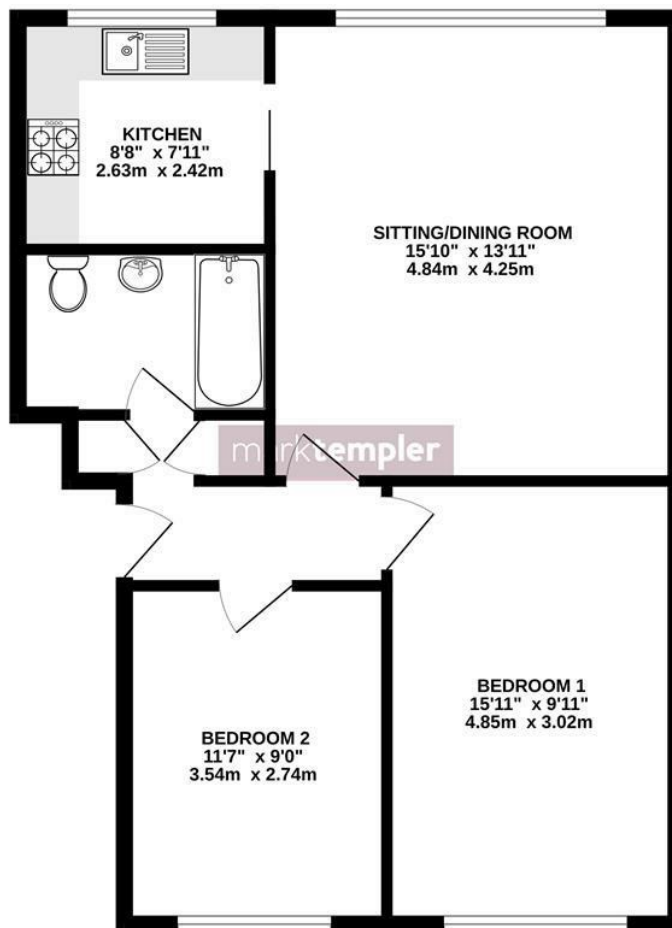
This information has been supplied by the vendor at the time of marketing and is correct to the best of our knowledge. We would recommend that any interested party seeks verification of this information from their solicitor prior to purchase.



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SECOND FLOOR  
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 641 sq.ft. (59.6 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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