

Wellington Terrace Clevedon BS21 7PQ

£285,000

marktempler

RESIDENTIAL SALES





Property Type

Flat



How Big

649.00 sq ft



Bedrooms

2



Reception Rooms

1



Bathrooms

1



Warmth

Gas Central Heating



Parking

Allocated Carport



Outside

Balcony and
Communal Gardens



EPC Rating

C



Council Tax Band

D



Construction

Standard



Tenure

Leasehold

An exceptional purpose-built flat located in the enviable location along Clevedon's coastline. This superb property offers excellent presentation and modern fittings throughout, ensuring a comfortable and stylish living experience. As you approach the flat, you will find visitor parking spaces and an allocated carport. Additionally, there is a dedicated external storage cupboard.

First entered via a communal entrance, you can either take the stairs or the lift to reach the top floor where the apartment is situated. Inside the apartment, you will be greeted by a bright central hallway that leads to the various rooms. The highlight of this flat is the dual aspect sitting/dining room, which boasts doors that open onto a balcony. From here, you can enjoy a fantastic view of the Bristol Channel and the breathtaking Welsh coastline. The separate kitchen offers ample storage space and has room for a small table, making it a perfect spot for enjoying your morning coffee. This modern flat features two double bedrooms, providing plenty of space for guests. The main bedroom includes built-in wardrobes, ensuring that you have ample storage. The stylish bathroom is equipped with a three-piece suite plus a built-in cupboard.

As well as the balcony, you have use of the beautiful communal gardens. Accessed externally on the right hand side of the building, after a few steps down, you can enjoy a well maintained lawn and bushes with places to sit and relax.

When you're not enjoying the comforts of your new home, you can take a short stroll to Clevedon Seafront and the historic pier, where you can soak in the beauty of the surroundings. Additionally, the flat is conveniently located close to Hill Road, which offers a collection of boutique shops, cafes, and restaurants, providing you with endless options for entertainment and dining.



A modern flat found along Clevedon's coastline, enjoying superb fittings and fantastic views across the Bristol Channel.



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

Gas central heating
Mains drainage

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

Broadband

Standard broadband available with highest available download speed 17 Mbps and highest available upload speed 1 Mbps.

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

You may be able to obtain broadband service from fixed wireless access providers covering this area - EE

Lease Information

999 year lease from 01.07.1980

Service Charge = £2,640 pa

The lease does not permit pets

The lease permits letting

Holiday lets/Air BNB – Not permitted

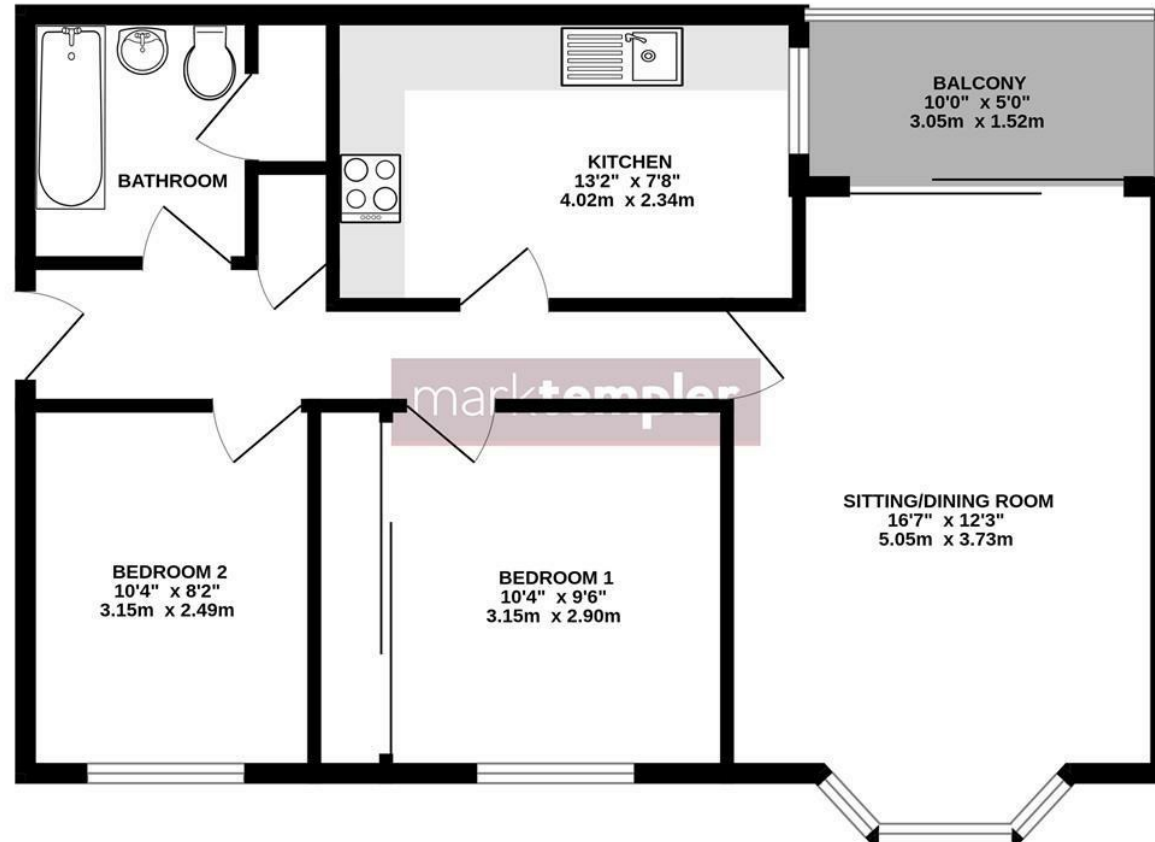
This information has been supplied by the vendor at the time of marketing and is correct to the best of our knowledge. We would recommend that any interested party seeks verification of this information from their solicitor prior to purchase.



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Templer Residential Sales, Clevedon on:



TOP FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 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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