

Cannons Gate Clevedon BS21 5HW

£249,950

marktempler

RESIDENTIAL SALES





Property Type
House - Terraced



How Big
589.00 sq ft



Bedrooms
2



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Two Spaces & Garage



Outside
Rear



EPC Rating



Council Tax Band
B



Construction
Standard



Tenure
Freehold

This well-presented modern terrace house offers an ideal blend of comfort and convenience. Located in a popular neighbourhood, To the front of the house, there's a parking space, while additional parking is available in front of a nearby single garage.

The ground floor includes a welcoming initial hall, leading to a bright and airy sitting/dining room at the front of the house—perfect for relaxing or entertaining. The modern kitchen, with a door leading to the rear garden, is well-appointed for preparing meals and offers a seamless connection to outdoor living. Upstairs, the property features two spacious bedrooms, each equipped with built-in storage. Plus a modern family bathroom.

The property boasts a low-maintenance rear garden, ideal for outdoor enjoyment and relaxing. To the front of the house, there's a parking space, while additional parking is available in front of a nearby single garage in a block.

This home is conveniently located close to lovely walking areas, offering a peaceful escape into the outdoors.



Modern terrace house with two parking space and single garage nearby.



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. 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.

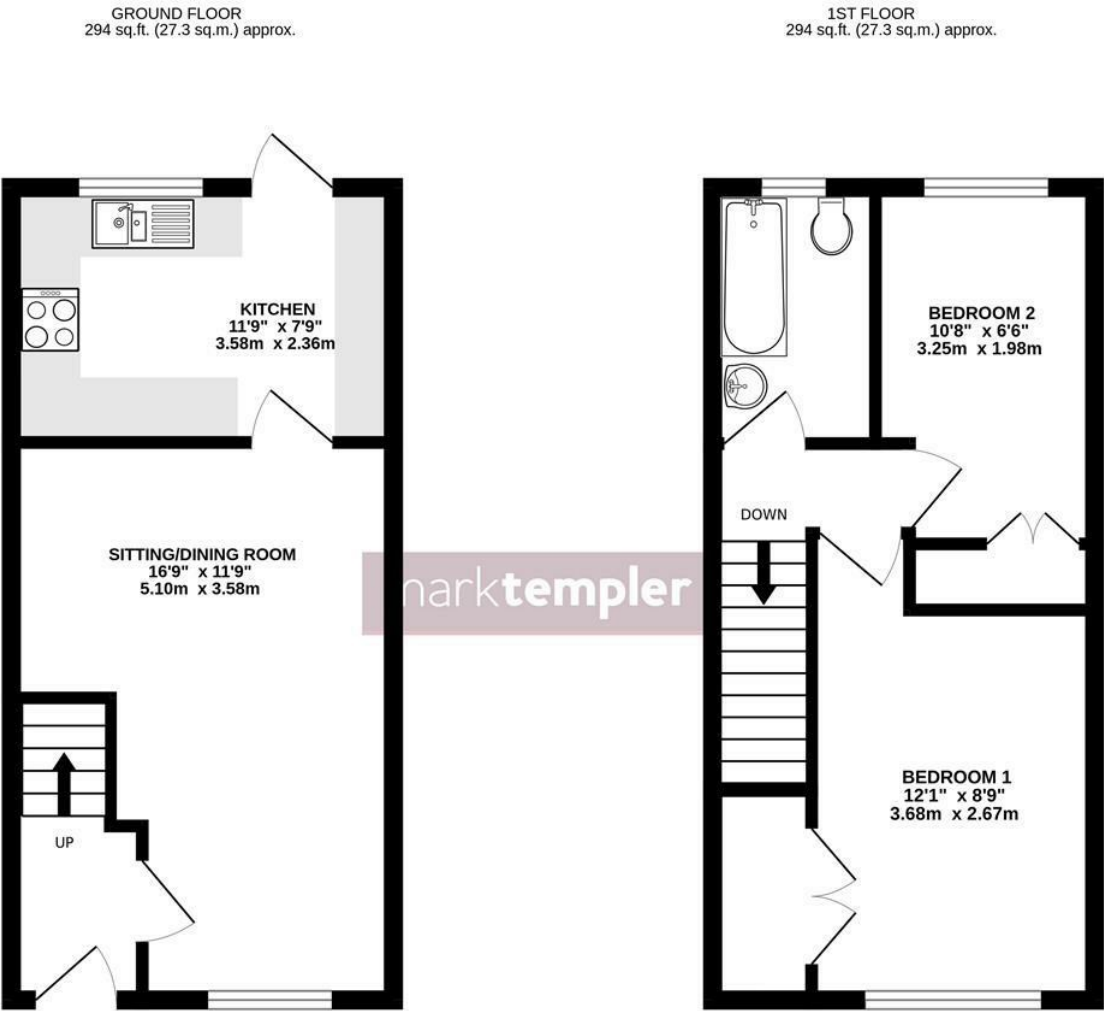
Mobile coverage is limited to likely.

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



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TOTAL FLOOR AREA : 589 sq.ft. (54.7 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.
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