

Old Street Clevedon BS21 6BT

£179,950

marktempler

RESIDENTIAL SALES



This beautifully presented first floor apartment offers an excellent open plan design, finished to a superb standard with modern fittings throughout. Bathed in natural light, the property feels bright and inviting from the moment you step inside. Accessed via a shared driveway, it benefits from an allocated parking space and a private entrance to the side, with stairs rising to the first floor.

Inside, the spacious open plan kitchen and living room creates a perfect space for both relaxing and entertaining. The apartment also features a modern bathroom and a generously sized double bedroom, making it an ideal home for individuals or couples alike. Move-in ready, the interior has been thoughtfully designed to combine comfort with style.

To the rear, there is a private outside space that includes a decked seating area—perfect for relaxing outdoors or adding a personal touch with plant pots—as well as useful external storage. Located just a short walk from Clevedon town centre, with its array of shops, cafes, and restaurants, the apartment also enjoys close proximity to beautiful woodland walks, offering the best of both convenience and nature.



**Property Type**  
Apartment



**How Big**  
526.00 sq ft



**Bedrooms**  
1



**Reception Rooms**  
1



**Bathrooms**  
1



**Warmth**  
Gas Central Heating



**Parking**  
Allocated Space



**Outside**  
Private Deck



**EPC Rating**  
E



**Council Tax Band**  
A



**Construction**  
Standard



**Tenure**  
Leasehold



## HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

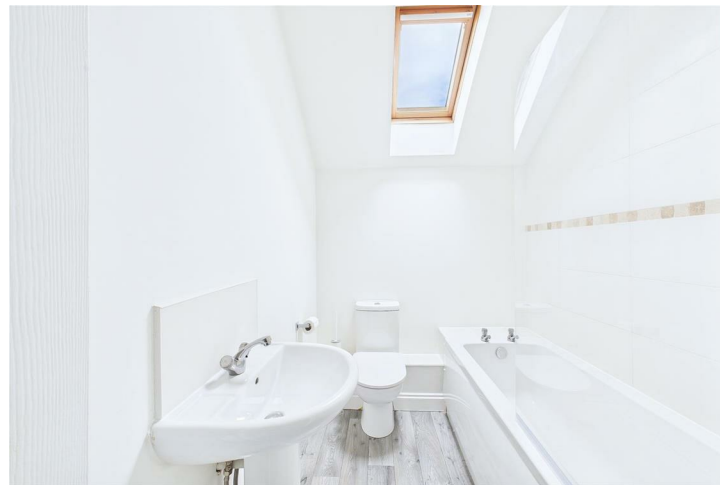
**Proof of Identification** - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

**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 our marketing fee.



## Material Information

### UTILITIES

Mains electric, gas, water and drainage.

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 to likely.

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

### LEASE INFORMATION

999 year lease from 01.10.2017

Service Charge = No set monthly charge, costs are shared with neighbouring property as required.

Ground Rent = £1 pa

The lease permits pets with prior consent.

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 at the time of marketing the property 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 proceeding with a purchase.

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TOTAL FLOOR AREA : 526 sq.ft. (48.9 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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