

Old Church Road Clevedon BS21 7XR

£169,950

marktempler

RESIDENTIAL SALES





Property Type

Flat



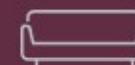
How Big

414.00 sq ft



Bedrooms

1



Reception Rooms

1



Bathrooms

1



Warmth

Gas Central Heating



Parking

On Street



Outside

None



EPC Rating

E



Council Tax Band

A



Construction

Standard



Tenure

Leasehold

Nestled on the top floor of an elegant Edwardian building, just a short stroll from Clevedon's stunning seafront, this characterful apartment offers a rare opportunity to create a beautiful home. With the picturesque Salthouse Fields, Marine Lake, and scenic promenade walks just moments away, it's perfectly positioned for those who appreciate coastal living.

Inside, the property features a bright, open-plan living room and kitchen, benefitting from a dual aspect that welcomes abundant natural light and offers views of the mature trees lining the Clevedon Hall boundary. The layout is completed by a spacious double bedroom and a well-proportioned bathroom, making it ideal for first-time buyers, downsizers, or investors.

With the added advantage of No Onward Chain, this is a fantastic opportunity to secure a property in one of Clevedon's popular locations. Old Church Road is well situated not only close to the seafront but also close to amenities, with the West End Post Office, Asda, Strode Leisure Centre, and Clevedon town centre all within walking distance.



Charming Edwardian top-floor apartment near Clevedon seafront



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.

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

999 year lease from 25.03.1988 - 1/4 share of Freehold

Service Charge = 1/4 share of annual costs (£427.38 for 2024)

Ground Rent = £30 pa

The lease permits 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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