

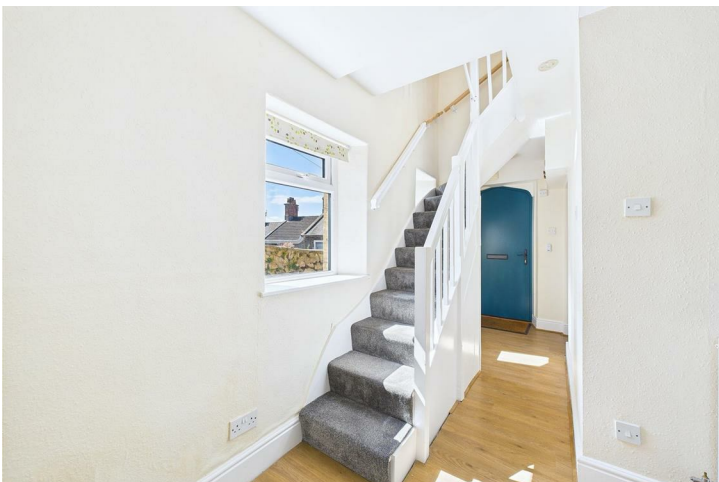
Chapel Hill Clevedon BS21 7NL

£275,000

marktempler

RESIDENTIAL SALES





Property Type

House - Semi-Detached



How Big

653.00 sq ft



Bedrooms

2



Reception Rooms

1



Bathrooms

1



Warmth

Gas Central Heating



Parking

None



Outside

Front & Rear



EPC Rating

D



Council Tax Band

C



Construction

Standard



Tenure

Freehold

Tucked just moments from the heart of Clevedon, this attractive semi-detached stone cottage blends period charm with modern convenience. Elevated from the road, it features a welcoming front courtyard garden and side access leading to a beautifully kept rear garden.

Inside, the home opens with an entrance hall leading to a cosy sitting room at the front. To the rear, the kitchen/dining room offers a stylish and functional space, fitted with modern units and direct access to the garden—ideal for everyday living and entertaining. Upstairs, there are two double sized double bedrooms, a modern bathroom, and an additional storage cupboard on the landing. Abundant natural light enhances the warm, airy feel throughout the home.

The long rear garden is a standout feature, thoughtfully planted with a variety of flowers, trees, and bushes. A patio seating area at the far end creates a lovely outdoor retreat. On-street parking is available, adding further convenience.

Positioned immediately near Clevedon's array of shops, cafes, and restaurants, this charming cottage is offered with no onward chain.



Charming stone cottage near Clevedon centre with modern kitchen, two double bedrooms, long garden, and no onward chain.



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, gas, water and drainage.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 100 Mbps. Mobile coverage is good outdoor and in-home. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.



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