

Cavell Court Clevedon BS21 5LD

£184,950

marktempler

RESIDENTIAL SALES





Set in the ever-popular Cavell Court in Clevedon, this one-bedroom freehold house presents an exciting opportunity for first-time buyers or savvy investors. Offering excellent scope for modernisation, the home is tucked away in a peaceful residential area with easy, level access to the leisure centre, local shops, and convenient links to the M5 – ideal for commuters.

Inside, the property features a compact entrance hall leading into a bright and versatile sitting/dining room. A separate fitted kitchen is set just off the main living space, and double doors open directly from the sitting area into the generous, enclosed garden—providing the perfect connection between indoor and outdoor living.

Upstairs, the first floor comprises a well-sized double bedroom and a bathroom accessed from the landing. The home further benefits from allocated off-street parking for one vehicle.

Outside, a footpath leads past a neat front lawn to the entrance, while the main garden—positioned to the side and front of the house—is a rare highlight. Enclosed by timber fencing and stone walls, the largely lawned space offers great potential for keen gardeners to craft a beautiful outdoor retreat.

A unique find in this sought-after area, this home is brimming with potential and not to be missed. Early viewing is recommended.



**Property Type**  
House - Terraced



**How Big**  
438.00 sq ft



**Bedrooms**  
1



**Reception Rooms**  
1



**Bathrooms**  
1



**Warmth**  
Gas Central Heating



**Parking**  
Allocated Space



**Outside**  
Front, Side & Rear



**EPC Rating**  
D



**Council Tax Band**  
A

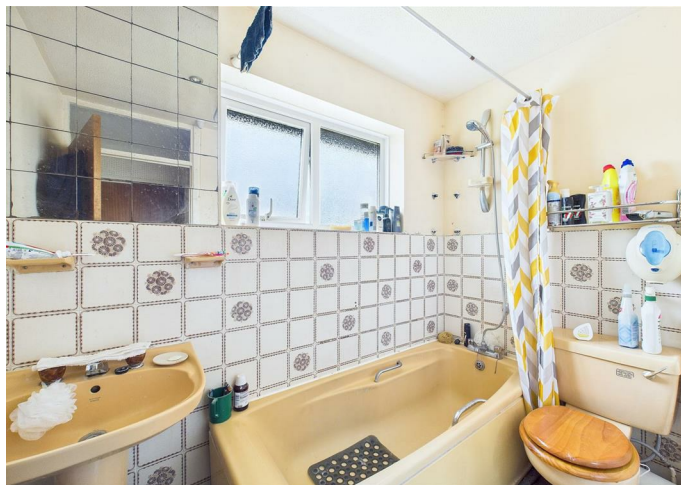


**Construction**  
Standard



**Tenure**  
Freehold





## 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](https://checker.ofcom.org.uk) and is accurate to the best of knowledge.

## 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.

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