

1 The Triangle Clevedon BS21 6NB

£177,000

marktempler

RESIDENTIAL SALES





This well-presented ground floor flat is perfectly positioned just moments from Clevedon’s vibrant town centre, offering easy access to a range of amenities including The Bristol pub, One Stop convenience store, and a selection of restaurants, cafés, and independent shops.

The property features an attractive split-level, open-plan kitchen and living area, creating a sense of space and flow. The stylish kitchen is fitted with ample storage, a breakfast bar, and modern finishes, while the adjoining living area includes a useful built-in storage cupboard.

The double bedroom is generously sized and benefits from built-in wardrobes, offering excellent storage. A fully tiled shower room adds to the appeal, featuring a double-width shower cubicle and an additional storage cupboard for added convenience.

Parking is available on surrounding roads such as Marson Road, Highdale Avenue, and Parnell Road, with a public car park also located nearby.

This is an ideal opportunity for first-time buyers, downsizers, or investors seeking a centrally located, low-maintenance home in the heart of Clevedon.



**Property Type**  
Flat



**How Big**  
514.00 sq ft



**Bedrooms**  
1



**Reception Rooms**  
1



**Bathrooms**  
1



**Warmth**  
Gas Central Heating



**Parking**  
On Street



**Outside**  
None



**EPC Rating**  
B



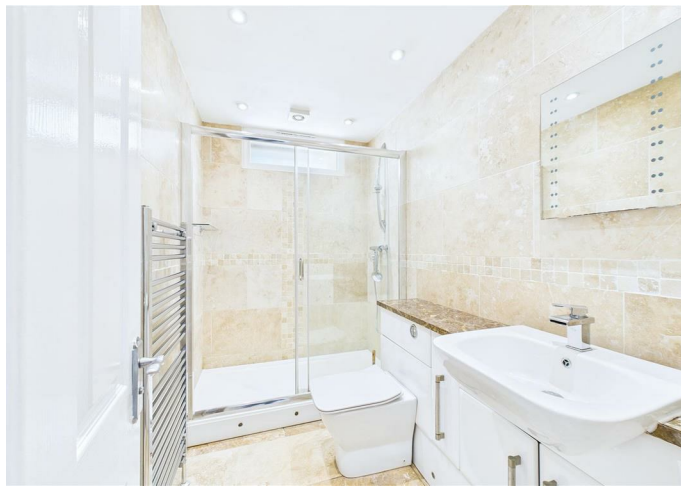
**Council Tax Band**  
A



**Construction**  
Standard



**Tenure**  
Freehold



## 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 fees.

## 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 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

In excess of 900 years remaining on lease term.

Service Charge - No monthly service charge but responsibility to contribute to any roof repair with flat above.

Ground Rent = N/A.

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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