

Mantle Close Clevedon BS21 6FH

£80,000

marktempler

RESIDENTIAL SALES





Property Type
Flat



How Big
471.00 sq ft



Bedrooms
1



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Allocated Space



Outside
None



EPC Rating
C



Council Tax Band
A



Construction
Standard



Tenure
Leasehold

Offered for sale on a 50% shared ownership basis, this well-presented top floor flat provides an ideal opportunity for first-time buyers or those looking to get a foothold on the property ladder. Situated in a central Clevedon location, the flat benefits from bright and spacious accommodation, allocated parking, and attractive views over neighbouring allotments.

Accessed via a communal entrance with stairs rising to the top floor, the flat opens into a welcoming hallway with two useful storage cupboards. The generous living room is flooded with natural light and features a Juliet balcony that overlooks the surrounding allotments, creating a peaceful and green outlook. A modern fitted kitchen is set just off the living area, offering a practical and sociable layout. The spacious double bedroom benefits from a built-in wardrobe, while the accommodation is completed by a well-appointed bathroom with a clean and contemporary finish.

Externally, the flat includes an allocated parking space, offering convenience for residents. The building is also well-served by local transport, with a bus route nearby.

Located on Mantle Close, just a short walk from Clevedon town centre and its wide range of shops, cafés and amenities, this appealing home combines location, comfort, and affordability. An ideal option for buyers seeking a quality home with shared ownership flexibility.

SHARED OWNERSHIP

Shared ownership – or part-buy, part-rent – is an affordable way to buy a new home. You buy a share of your home and then pay a reduced rent on the rest of it.

Why choose shared ownership?

It's a great way to get a foot on the property ladder. The deposit and mortgage you'll need is smaller than if you bought a house outright. There are other benefits too, including:

- you can normally afford a bigger property than buying 100% of your home
- you can usually buy more shares until you own 100% of your home
- your monthly payments could be less than renting privately
- it's ideal for first time buyers.

Am I eligible?

Firstly, you need to be over 18 and a resident in the UK. When purchasing using Shared Ownership there is a maximum household income. Your household income should be less than £80,000 (this is increased to £90,000 if you are purchasing a home in London).

For more information on how Shared Ownership works, visit [Guinness Homes](#).



A bright and spacious top floor flat with Juliet balcony views, offered on a 50% shared ownership basis just moments from Clevedon town centre



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 1800 Mbps and highest available upload speed 1000 Mbps.

Mobile coverage is good outdoor and variable 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.

LEASE INFORMATION

99 year lease from 01.06.2009 Part owned with the Guinness Trust

Rent on remaining 50% = £188.69 per calendar month

Service Charge = as of 01/04/25 is £93.23 per calendar month

Ground Rent = TBA

The lease permits pets - yes, with consent from management company

The lease permits letting - no

Holiday lets/Air BNB - no

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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