

Cannons Gate Clevedon BS21 5HY

£259,950

marktempler

RESIDENTIAL SALES





Property Type
House - Terraced



How Big
659.00 sq ft



Bedrooms
2



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Tandem Driveway



Outside
Front & Rear



EPC Rating
C



Council Tax Band
B



Construction
Standard



Tenure
Freehold

This well-presented two-bedroom mid-terrace house is located in a popular residential area, offering a bright and comfortable living space ideal for a variety of buyers.

The home features a welcoming living room filled with natural light and a recently fitted, stylish kitchen complete with a breakfast bar, perfect for casual dining and entertaining. Upstairs, the modern bathroom is well appointed, while the main bedroom benefits from two built-in wardrobes, offering excellent storage. A second bedroom provides further flexibility for guests, children, or a home office.

To the rear, a timber conservatory provides an additional versatile living area and opens out to a low-maintenance garden designed with a mix of patio and decorative chippings, plus space for a shed. The front garden is also easy to maintain, adding to the overall appeal of the property.

The property includes a tandem driveway found close by, providing parking for two cars. Its location is almost immediately adjacent to scenic riverbank walks, with paths eventually leading to the picturesque Clevedon seafront. Additionally, it's just a short stroll to Tesco supermarket and Mary Elton Primary School, making everyday amenities and schooling easily accessible.



Modern two-bed terrace with stylish kitchen, gardens, parking, and riverside walks to 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, 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 1000 Mbps and highest available upload speed 1000 Mbps.

Mobile coverage is limited to likely.

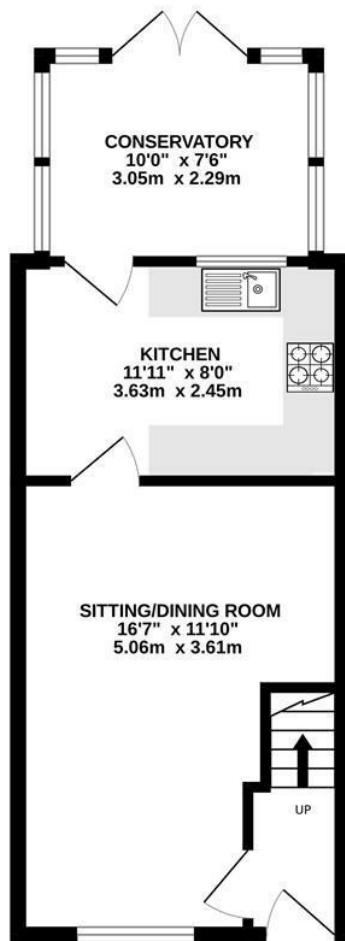
This information is sourced via the Sellers and checker.ofcom.org.uk, we advise you make your own enquires.



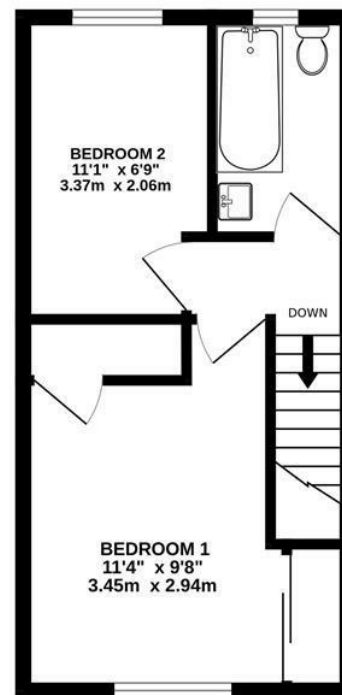
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GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



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TOTAL FLOOR AREA : 659 sq.ft. (61.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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