

Cannons Gate Clevedon BS21 5HL

£372,000

marktempler

RESIDENTIAL SALES





Property Type

House - Semi-Detached



How Big

876.00 sq ft



Bedrooms

3



Reception Rooms

1



Bathrooms

1



Warmth

Gas Central Heating



Parking

Driveway To Front



Outside

At The Rear



EPC Rating

C



Council Tax Band

C



Construction

Standard



Tenure

Freehold

Nestled at the end of a peaceful cul-de-sac in the desirable Cannons Gate area, this semi-detached house enjoys a tucked-away position offering a relatively private setting. With driveway parking for up to two cars and convenient side access, this home balances practicality with charm.

Inside, the central hallway provides access to a handy storage cupboard, setting the tone for a well-organised living space. The bright and spacious kitchen/dining room is the true hub of the home, featuring a central island, modern handle-less units, and plenty of storage and preparation areas. There's ample space for a dining table and chairs, creating a welcoming environment for family meals and entertaining.

At the rear, a generous sitting room leads seamlessly into a conservatory, which overlooks the enclosed back garden. This outdoor space boasts a patio seating area, a healthy stretch of lawn, and side access to the front of the property, all enclosed by fencing to ensure privacy. Upstairs, the accommodation comprises two double bedrooms alongside a versatile third bedroom that can also serve as a single room or office, offering flexibility to suit a variety of needs.

The location is ideal, with lovely riverbank walks nearby and a short stroll to Tesco Superstore and Strode Leisure Centre. Families will appreciate the proximity to popular primary schools, while commuters benefit from easy access to the M5 motorway.



A semi-detached home offering bright, spacious living areas, driveway parking for two cars, and easy access to shops, schools, and transport links.



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 1000 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://www.ofcom.gov.uk/consult/condocs/broadband/broadband-checker/) and is accurate to the best of knowledge.



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