

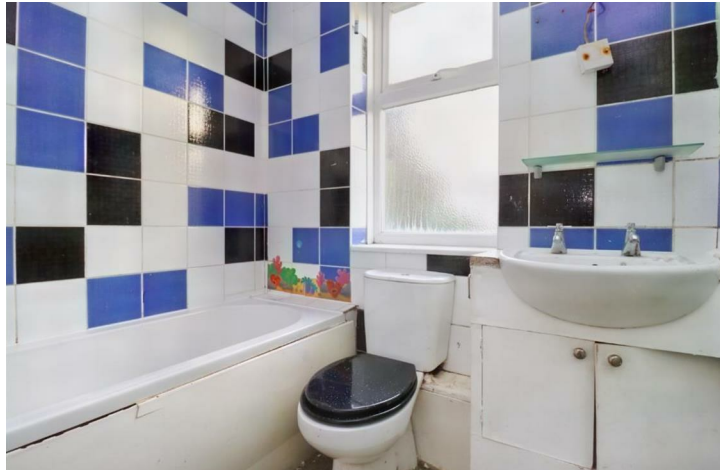
Old Street Clevedon BS21 6BT

£210,000

marktempler

RESIDENTIAL SALES





	
Property Type House - Semi-Detached	How Big 882.00 sq ft
	
Bedrooms 3	Reception Rooms 2
	
Bathrooms 1	Warmth Gas central heating
	
Parking On street	Outside Rear garden
	
EPC Rating D	Council Tax Band C
	
Construction Standard	Tenure Freehold

Cash Buyers Only.

This semi-detached house offers the ideal accommodation for a young family looking to put their own stamp on their next home. While it is in need of complete refurbishment, the property presents a fantastic opportunity to choose your own designs and create a space that perfectly suits your needs. With three well-proportioned bedrooms, there is plenty of space to grow into.

The house has some period features, including a bay window and higher ceilings, which add a bit of character to the property. The bright sitting room is at the front, with sliding doors that connect to the kitchen/dining room. This open-plan layout allows for easy interaction between family members and creates a seamless flow between the different living areas.

Practical features such as gas central heating and double glazing ensure that the house has a good base to start with before diving into re-decoration. The rear garden is designed to be low-maintenance, providing an outdoor space for relaxation and entertaining rather than ongoing work.

The property is within walking distance of the shops in Clevedon Town Centre, as well as being close to Clevedon Health Centre and St. Nicholas Chantry Primary School, making it convenient for everyday needs and family life.



A family home with lots of potential, needing refurbishment but found in a really convenient location.



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

PROHIBITION ORDER

The property currently has a prohibition order in place, which covers several issues, including damp, mould, excess cold, electrical hazards, domestic hygiene, pests, and asbestos. It is for this reason we have advertised the property to cash buyers only as until these are resolved and the prohibition order removed it is very unlikely a mortgage provider will lend.

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 220 Mbps.

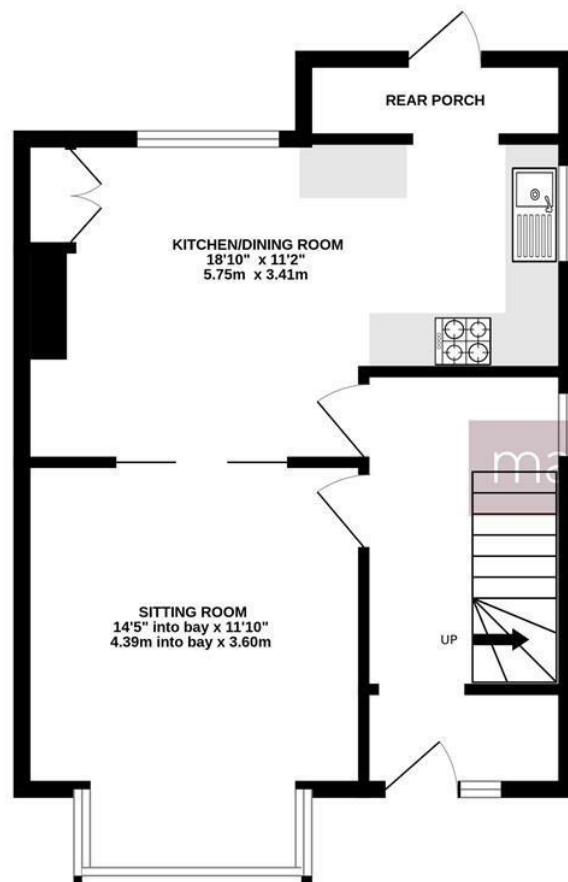
Mobile coverage is good outdoor and in-home. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.

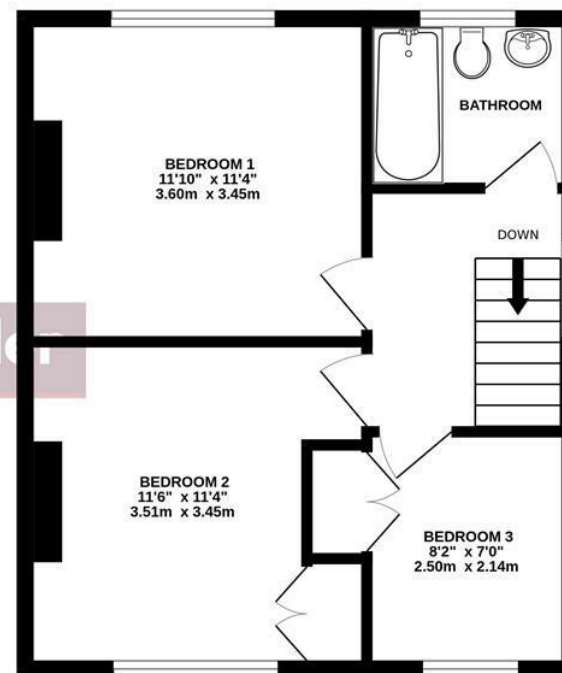
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GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (82.0 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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