

Newlands Green Clevedon BS21 5BU

£199,950

marktempler

RESIDENTIAL SALES





	Property Type		How Big
	House - Terraced		376.00 sq ft
	Bedrooms		Reception Rooms
1		1	
	Bathrooms		Warmth
1			Gas Central Heating
	Parking		Outside
Two Allocated Spaces			
	EPC Rating		Council Tax Band
C		A	
	Construction		Tenure
Standard			Freehold

This modern one bedroom corner house is well positioned in a convenient and popular location, close to attractive riverbank walks and within walking distance of playing fields, supermarkets and the Strode Leisure Centre. An ideal opportunity for first time buyers, the property would also be highly appealing as a rental investment, with an estimated rental income of circa £900 per calendar month.

To the front of the property is an enclosed garden laid to chippings, providing a low-maintenance outdoor space with room to sit and relax. Inside, the living room offers a welcoming atmosphere and features a spiral staircase leading to the first floor. The compact modern kitchen overlooks the front of the property and is thoughtfully designed to maximise space and practicality. Upstairs, the double bedroom benefits from fitted double wardrobes with sliding doors, along with a useful airing cupboard. The modern bathroom is fitted with white suite, completing the accommodation.

Further advantages include two allocated parking spaces located close by, adding to the overall convenience of this well-located and easy-to-maintain home.



A well-located one bedroom corner house with front garden and parking, ideal for first time buyers or a strong rental investment near amenities and river walks.



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £12 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

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 **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 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 and is accurate to the best of knowledge.

For the latest properties and local news follow Mark Templer Residential Sales, Clevedon on:



