

Coleridge Vale Road North Clevedon BS21 6FL

£199,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
Retirement Property



HOW BIG  
519.00 sq ft



BEDROOMS  
1



RECEPTION ROOMS  
1



BATHROOMS  
1



WARMTH  
Gas Central Heating



PARKING  
First Come, First Served



OUTSIDE SPACE  
Communal



EPC RATING  
B



COUNCIL TAX BAND  
B

A superb retirement property found immediate to a variety of shops, cafes and restaurants within Clevedon Town Centre. This top floor apartment is perfect for those looking for a comfortable and convenient living space. With one double size bedroom and a built-in double wardrobe, you'll have plenty of room for your belongings if downsizing.

The modern fitted kitchen and shower room are both stylish and functional. The bright sitting/dining room is the perfect place to relax and welcome guests, with excellent storage space to keep everything tidy. One of the highlights of this apartment is its southerly facing aspect, offering a great view overlooking the communal gardens.

Parking is available on a first come, first served basis, with the carpark close to the main entrance. Additionally, there is a communal lounge where regularly organised events and clubs take place, providing opportunities to socialise and make new friends.

For your peace of mind, we have an on-site house manager who is always available to assist you with any concerns or queries. You can rest easy knowing that help is just a phone call away.

Don't miss out on this fantastic opportunity to change to a new lifestyle and live in a friendly and vibrant retirement community.



A fantastic retirement property with a friendly community, communal facilities and is situated close to Clevedon Town Centre.

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#### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

**Proof of identification** - we need to run an electronic check for all purchasers of the property. To do this, we need your full name including titles, dates of births and residential address(s) for the last three years. The ID check is at no cost.

**Proof of funding** - if a mortgage is required, we need to see an up-to-date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash, we will need to see an official statement of the funds required.

**Proof of chain** - if you are selling your home with another agent, we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients. Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral fee £175 + VAT, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Centre - Mortgage Advisors Referral Fee 20% of the net commission received. All referral fees are included within any quotes provided by the named companies.



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519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 519 sq.ft. (48.2 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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