

Barton Mews Clevedon BS21 6FS

£359,950

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
House - End Terrace



HOW BIG  
891.00 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
1



BATHROOMS  
2



WARMTH  
Gas Central Heating



PARKING  
Two Spaces



OUTSIDE SPACE  
Courtyard To Rear



EPC RATING  
B



COUNCIL TAX BAND  
C



An exceptional modern townhouse, that offers a stylish presentation and contemporary fittings. Built in 2016, the property is conveniently located immediate to Clevedon Town Centre, providing the perfect blend of convenient and modern living.

As you approach the property, you will be greeted by two allocated parking spaces and a path leading to the front door.

Stepping inside, you will be welcomed by an initial hallway that leads to a downstairs cloakroom. The highlight of the ground floor is the open kitchen/living room that seamlessly connects to the garden. The attractive kitchen boasts modern appliances and space for a four-seater table, making it the perfect spot for entertaining friends and family. Moving upstairs, the first floor presents two double-sized bedrooms and a modern family bathroom. The family bathroom features contemporary fixtures and fittings. Rising to the top floor, you will find the master suite. This spacious retreat offers ample built-in storage and a luxurious en-suite shower room.

Outside, the courtyard garden offers easy maintenance, allowing you to spend more time enjoying the outdoors rather than engaging in hard labour. Whether you prefer to sit back and relax with a book or host a barbecue with friends, this low-maintenance garden provides the perfect setting.

The location of this townhouse is another standout feature. Situated just a short walk away from Clevedon Town Centre, you will have easy access to a variety of shops, restaurants, and cafes. Whether you are in the mood for a leisurely stroll or a quick shopping trip, everything you need is within reach.



Overall, this superb modern townhouse offers a contemporary and stylish living experience. With its convenient parking, open plan living, and luxurious master suite.



#### 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.





Up your street...



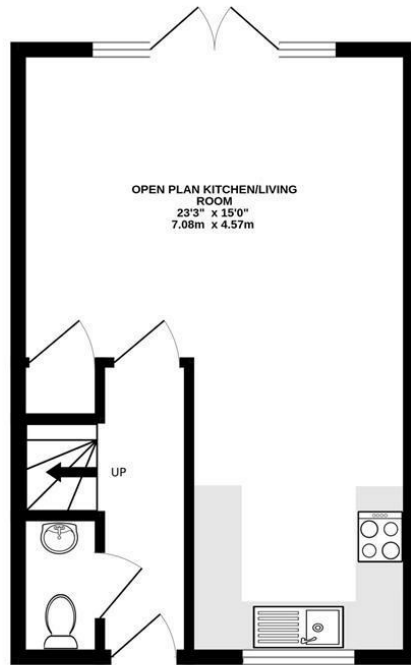
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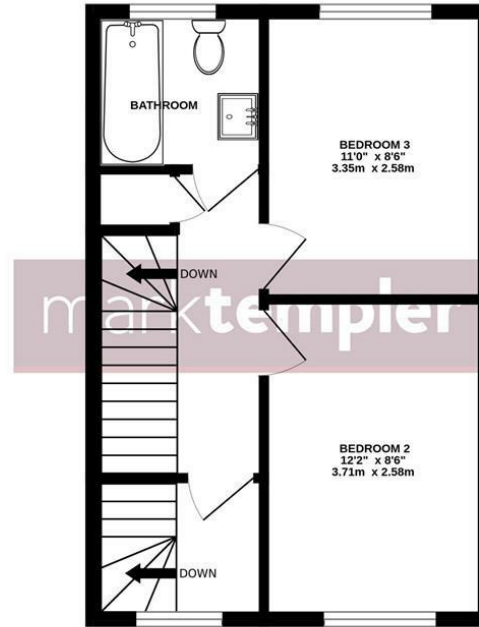




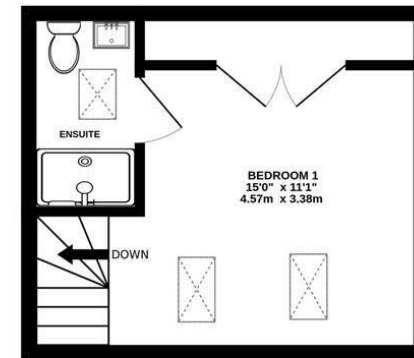
GROUND FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



2ND FLOOR  
194 sq.ft. (18.1 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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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