

Claremont Gardens Clevedon BS21 5BG

£279,950

marktempler

RESIDENTIAL SALES







**Property Type**  
House - Terraced



**How Big**  
603.00 sq ft



**Bedrooms**  
2



**Reception Rooms**  
2



**Bathrooms**  
1



**Warmth**  
Electric



**Parking**  
Driveway



**Outside**  
Front and Rear



**EPC Rating**  
D



**Council Tax Band**  
B



**Construction**  
Standard



**Tenure**  
Freehold



A well-presented and extended two-bedroom home enjoying a pleasant position backing directly onto the riverbank, offering modern accommodation ideally suited to first-time buyers, downsizers, or investors alike.

The accommodation is arranged over two floors and briefly comprises an entrance hall, a generous reception room, a modern kitchen, a separate living room to the rear, two bedrooms, and a family bathroom. The ground floor offers excellent living space, with the spacious reception room providing a welcoming area for relaxing and entertaining. This leads through to the kitchen, which is fitted with a range of contemporary wall and base units with integrated cooking appliances and space for additional freestanding appliances.

To the rear of the property is the extended living room, creating a light and airy space with double doors providing direct access to the rear garden, making it ideal for everyday living. The first floor has two bedrooms, both well proportioned, along with the family bathroom. The bathroom is fitted with contemporary fittings, including bath with shower over, WC, and wash basin.

Externally, the property benefits from a driveway with an additional large off street blocked paved parking area close by. The low-maintenance rear garden backs directly onto the riverbank, and provides a pleasant outdoor space and a lovely outlook. The position offers easy access to scenic riverside walks, while still being well connected to local amenities and transport links.

This is a fantastic opportunity to acquire a modern home in a sought-after riverside setting.





Positioned in a desirable riverside location, backing directly onto the riverbank with scenic walks on the doorstep and easy access to local amenities and transport links.

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#### 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, 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 variable in-home. Subject to your network.

This information has either been sourced via the sellers of the property or [checker.ofcom.org.uk](http://checker.ofcom.org.uk) and is accurate to the best of knowledge.



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