Claremont Gardens Clevedon BS21 5BG

£249,950

marktempler
RESIDENTIAL SALES

Property Type
House - Terraced

How Big
487.00 sq ft

Bedrooms
2

Reception Rooms
1

Bathrooms
1

Warmth
Electric

Parking
Allocated To Rear

Outside
Front & Rear

EPC Rating
C

Council Tax Band
B

Construction
Standard

Tenure
Freehold

A well-presented and neatly maintained two-bedroom mid-terrace home, ideally located in a popular residential area and perfectly suited to first-time buyers or those looking for a well-connected starter home.

The property enjoys an excellent position close to picturesque riverbank walks, with playing fields, local shops, and well-regarded primary schools all within a short walking distance, making it both convenient and family friendly.

The accommodation is thoughtfully arranged, beginning with an entrance porch providing a practical space for coats and shoes, leading into a bright and welcoming living room that offers a comfortable setting for everyday living. To the rear, the kitchen is well designed and opens directly onto the garden, creating a lovely flow between indoor and outdoor space. Upstairs, the home offers two well-proportioned bedrooms, both benefiting from built-in storage, along with a modern family bathroom.

Externally, the property continues to impress with a well-maintained rear garden, mainly laid to lawn with a patio seating area ideal for relaxing or entertaining. To the rear, there is also an allocated parking space for added convenience.

Offered for sale with no onward chain, this attractive home represents an excellent opportunity to secure a move-in ready property in a popular location.

'A well-presented two-bed mid-terrace in a popular location, close to amenities, featuring parking, garden, and ideal first-time buyer appeal'.

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 and is accurate to the best of knowledge.

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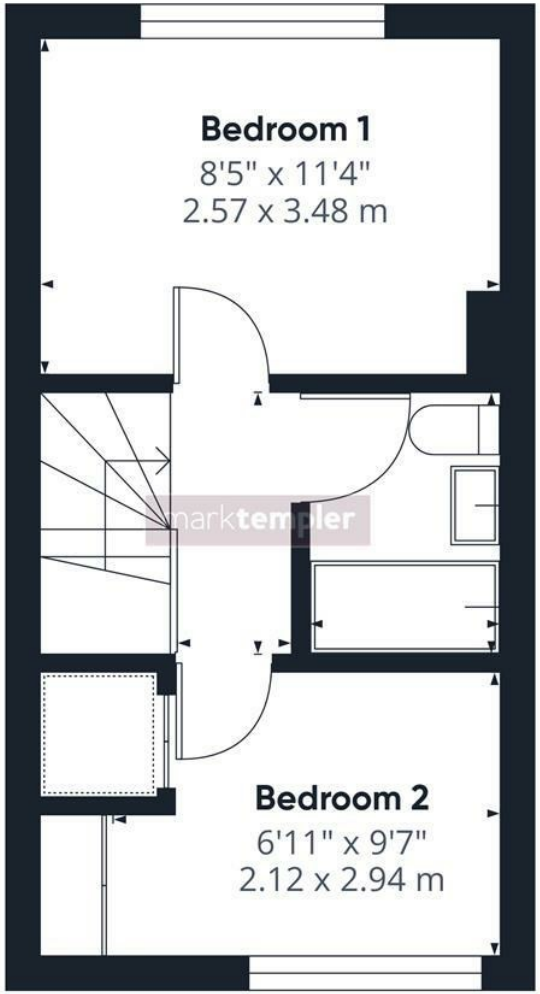

The Property Ombudsman

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