

Cannons Gate Clevedon BS21 5HZ

£450,000

marktempler

RESIDENTIAL SALES





Property Type
House - Detached



How Big
990.00 sq ft



Bedrooms
4



Reception Rooms
2



Bathrooms
1



Warmth
Gas Central Heating



Parking
Driveway & Half Garage



Outside
Sunny Rear Garden



EPC Rating
C



Council Tax Band
D



Construction
Standard



Tenure
Freehold

Tucked away in a secluded position at the end of a popular cul-de-sac, this beautifully presented detached home offers an ideal setting for family life. Located on the outskirts of Clevedon, the property enjoys easy access to local amenities, well-regarded schools, transport links and a variety of picturesque walks nearby.

A welcoming central hallway with a downstairs cloakroom, leads to a comfortable front-facing sitting room, while to the rear a bright and spacious kitchen/dining room spans the width of the property. Fitted with a modern range of units offering excellent storage and space for appliances, this sociable room enjoys direct access to the south-facing garden, making it ideal for everyday living and entertaining. Part of the original garage has been converted to create a versatile study, although it could equally serve as a playroom, home gym or hobby room depending on individual requirements.

The first floor is arranged around a central landing with a useful storage cupboard and provides four bedrooms together with a family bathroom.

Outside, the sunny south-facing rear garden is a real highlight, featuring a patio seating area, barbecue space and lawn, all enclosed by fencing and mature hedging to provide a good degree of privacy. The garden also enjoys a pleasant outlook backing onto the riverbank. To the front, there is driveway parking for at least three vehicles, together with the remaining half of the original garage, accessed via an up-and-over door, providing excellent storage.

Combining generous family accommodation, versatile living space and a peaceful yet convenient location, this is a superb home ready to be enjoyed.



A beautifully presented four-bedroom detached home offering versatile family living, a private south-facing garden and peaceful cul-de-sac setting.



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £24 (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

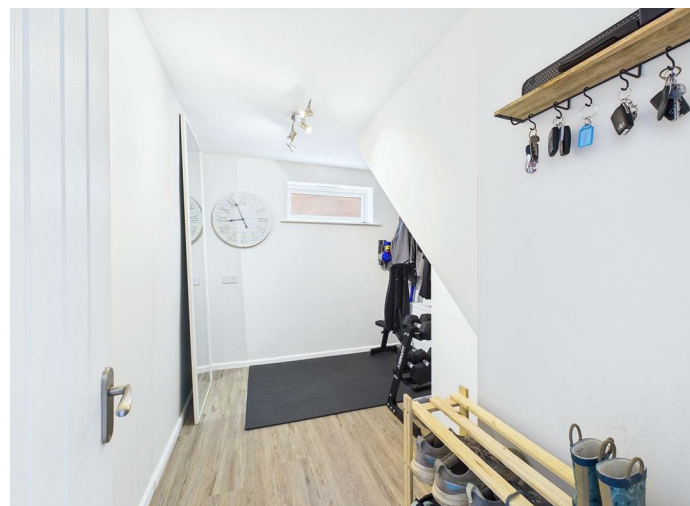
UTILITIES

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](https://www.ofcom.gov.uk/consult/condocs/broadband/broadband-checker/) and is accurate to the best of knowledge.



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