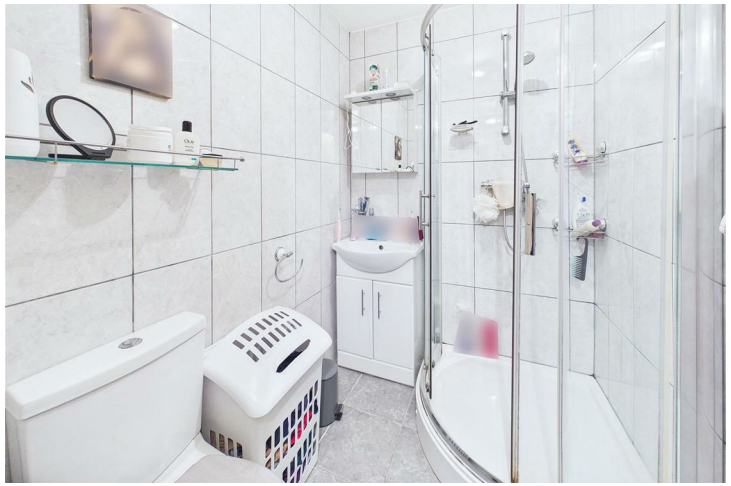
Tuckmill Clevedon BS21 7XH | **£180,000**

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RESIDENTIAL SALES









Property Type
Flat

How Big
462.84 sq ft

Bedrooms
1

Reception Rooms
1

Bathrooms
1

Warmth
Electric Heating

Parking
Allocated Space

Outside
Rear Garden

EPC Rating
D

Council Tax Band
A

Construction
Standard

Tenure
Leasehold

This well-presented one-bedroom flat offers practical, well-proportioned accommodation, complemented by a private rear garden, making it an appealing choice for first-time buyers, downsizers or investors alike.

The property is approached via a useful porch area, providing convenient space for coats, shoes and everyday essentials. From here, you enter a spacious living/dining room, featuring a front-facing window that allows natural light to fill the room and creates a comfortable space for both relaxing and entertaining. The kitchen sits to the rear and is fitted with matching wall and floor-mounted units, offering practical storage and workspace, with a door providing direct access to the garden.

A hallway leads through to the remaining accommodation and benefits from a useful storage cupboard. The shower room comprises a shower, WC, wash basin and heated towel rail. Completing the internal accommodation is a bedroom overlooking the rear garden, with a built-in wardrobe providing convenient storage.

Outside, the private rear garden has been designed with ease of maintenance in mind. Offering space for outdoor seating and dining, it provides an inviting spot to enjoy warmer days, while rear access adds further practicality. The front is currently tarmacked for bikes.

Overall, this flat presents a fantastic opportunity to acquire a home with a good balance of living space, useful storage and private outdoor space. With its functional layout and manageable garden, it is well suited to those seeking a comfortable home or a promising investment opportunity.





“A well-proportioned one-bedroom flat with generous living space and a private garden, ideal for modern living.”





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, water and drainage.

BROADBAND AND MOBILE COVERAGE
Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 100 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 and is accurate to the best of knowledge.

LEASE INFORMATION
999-year lease from 01.07.1977
No regular service; there will be a need for a contribution to building insurance and ad hoc maintenance cost-sharing with the neighbour
Peppercorn ground rent
The lease permits pets
The lease permits letting
Holiday lets/Air BNB – We are unable to confirm whether the lease allows for holiday lets or Air BNB. Please advise us if you are interested in the property for this purpose and we will do our best to advise prior to arranging a viewing.
This information has been supplied by the vendor at the time of marketing and is correct to the best of our knowledge. We would recommend that any interested party seeks verification of this information from their solicitor prior to purchase.

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