

Cannons Gate Clevedon BS21 5HZ

£375,000

marktempler

RESIDENTIAL SALES





Property Type
House - Semi-Detached



How Big
969.00 sq ft



Bedrooms
3



Reception Rooms
2



Bathrooms
1



Warmth
Gas Central Heating



Parking
Driveway



Outside
Rear Garden



EPC Rating
C



Council Tax Band
C



Construction
Standard



Tenure
Freehold

Well-presented and thoughtfully extended, this attractive three-bedroom semi-detached family home enjoys a delightful position backing directly onto the banks of the Blind Yeo River. Tucked away in the corner of a quiet cul-de-sac, the property offers well-proportioned accommodation ideal for modern family living.

The accommodation briefly comprises an entrance hall, a spacious kitchen/dining room, sitting room, family room, three bedrooms, and a family bathroom. The kitchen/dining room is fitted with a comprehensive range of wall, drawer, and base units, complemented by integrated appliances including a double oven and gas hob, along with space for freestanding appliances. A useful pantry cupboard provides additional storage, and complementary tiling has been applied to all splash-prone areas.

The generous sitting room flows seamlessly into the recently created family room, which offers a bright and versatile space suitable for a variety of uses, further enhancing the already impressive reception space within the home.

To the first floor are three bedrooms, two of which are comfortable doubles, alongside the family bathroom. The bathroom is fitted with a bath with shower over, WC, wash basin, and vanity unit, with tiling throughout.

Externally, the property is approached via a driveway providing off-road parking for at least three vehicles. To the rear is a low-maintenance, south-facing garden, perfectly suited to family life. Predominantly laid to artificial lawn, the garden also benefits from a generous patio area, ideal for outdoor seating and entertaining.

The property's location provides direct access to the Blind Yeo riverbank, offering scenic walks leading towards the seafront. A range of local amenities are close at hand, including the popular Crab Apple family pub, an ideal spot to enjoy a drink during the summer months.



Peacefully positioned in a quiet cul-de-sac backing onto the Blind Yeo riverbank, with scenic walks leading directly to the seafront and easy access to local amenities.



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

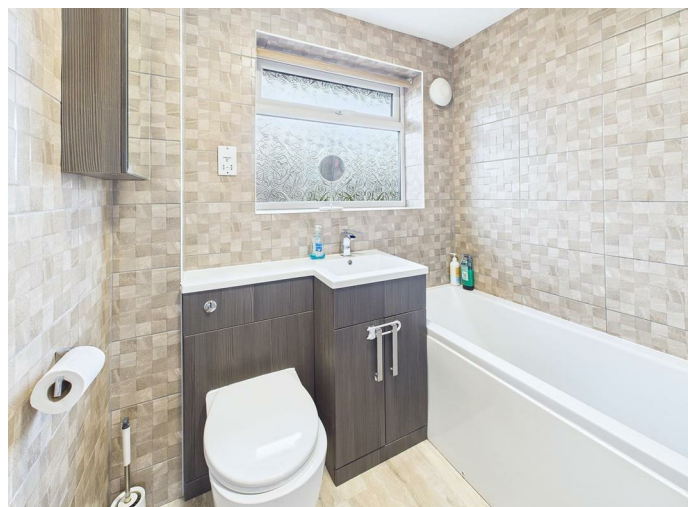
UTILITIES

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](https://www.ofcom.gov.uk/consult/condocs/broadband/broadband_110615.pdf) and is accurate to the best of knowledge.



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