Claremont Gardens Clevedon BS21 5BG | £239,950

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RESIDENTIAL SALES









Property Type
House - Terraced

How Big
589.00 sq ft

Bedrooms
2

Reception Rooms
1

Bathrooms
1

Warmth
Electric Heating

Parking
Allocated Parking

Outside
Front and Rear

EPC Rating
D

Council Tax Band
B

Construction
Standard

Tenure
Freehold

Located in a popular cul-de-sac on the outskirts of Clevedon, close to attractive riverbank walks, this modern two bedroom terraced home offers well-planned accommodation ideal for first-time buyers, downsizers or investors alike.

The accommodation comprises an entrance hall leading into a spacious living room, with stairs rising to the first floor. To the rear is a fitted kitchen with space for appliances and direct access into a light-filled conservatory, which provides a useful additional reception space overlooking the garden.

On the first floor there are two bedrooms, including a well-proportioned principal bedroom and a second room suitable as a guest bedroom, home office or nursery. The accommodation is completed by a modern bathroom.

Outside, the property is approached via a paved pathway leading to the front door. The rear garden is enclosed by timber fencing, providing a private and low-maintenance outdoor space, and benefits from a rear gate giving convenient access to the nearby allocated parking space.

Claremont Gardens is a popular residential setting, well placed for local amenities and transport links, including the Tesco supermarket, with Clevedon town centre and riverside walks also within easy reach. The property is offered with the added benefit of no onward chain.





A modern two bedroom terraced home set within a popular cul-de-sac on the outskirts of Clevedon, ideally positioned close to scenic riverbank walks, local amenities and transport links.





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.

STAFF DISCLAIMER
In accordance with the Estate Agent's Act of 1979, please note that the vendor is a relative of an employee of Mark Templer Residential Sales.

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