

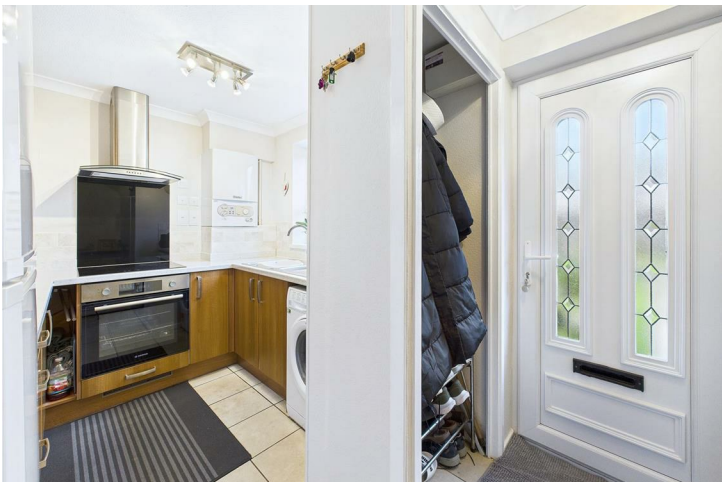
Little Ham Clevedon BS21 5HH

£215,000

marktempler

RESIDENTIAL SALES





**Property Type**  
House - End Terrace



**How Big**  
464.00 sq ft



**Bedrooms**  
1



**Reception Rooms**  
1



**Bathrooms**  
1



**Warmth**  
Gas Central Heating



**Parking**  
Off Street Parking



**Outside**  
Front and Rear



**EPC Rating**



**Council Tax Band**  
A



**Construction**  
Standard



**Tenure**  
Freehold

This charming one-bedroom home is presented in good condition, making it an ideal opportunity for first-time buyers, downsizers or investors. A welcoming hallway at the front leads through to a modern kitchen and a bright, inviting living room at the rear. A glazed extension to the living room seamlessly connects the interior to the generous garden, extending your living space outdoors.

The first floor features a double-sized bedroom with built-in storage, offering both comfort and practicality. The property also benefits from a modern bathroom.

Externally, the house is an end-terrace plot enjoying generous gardens to both the front and rear, each lovingly tended and featuring various seating areas. A side gate provides convenient access, while an allocated parking space is available in the nearby car park and on-street parking is readily available.

Situated in a popular cul-de-sac, the property is within easy reach of local supermarkets, scenic walking paths, and a sports centre, making it perfect for everyday convenience and leisure.

Offered with no onward chain, this well-maintained home presents a fantastic opportunity to move straight in and enjoy a lovely, low-maintenance lifestyle.



Charming end-terrace home in a sought-after location, close to Clevedon town centre, amenities, and scenic walking paths.

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#### 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, 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](http://checker.ofcom.org.uk) and is accurate to the best of knowledge.



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