Cannons Gate Clevedon BS21 5HN

£264,500

marktempler
RESIDENTIAL SALES

Property Type
House - End Terrace

How Big
782.00 sq ft

Bedrooms
2

Reception Rooms
3

Bathrooms
1

Warmth
Gas central heating

Parking
Driveway

Outside
Front and rear

EPC Rating
D

Council Tax Band
B

Construction
Standard

Tenure
Freehold

This beautifully presented two-bedroom home enjoys a popular residential setting and offers stylish, versatile accommodation perfectly suited to first-time buyers, young families or professionals. A welcoming entrance hall leads into a generous sitting room, creating a warm and inviting heart to the home, while the thoughtful layout provides excellent flexibility for modern living.

To the rear, the fitted kitchen flows effortlessly into a bright conservatory, flooding the space with natural light and providing the perfect setting for everyday dining or relaxed entertaining. The former garage has been cleverly converted into an additional reception room, ideal as a playroom, snug, home office or even an occasional guest bedroom, adapting easily to changing lifestyles.

Upstairs, two well-proportioned bedrooms both benefit from built-in storage and are served by a well-appointed three-piece family bathroom. The accommodation has been carefully maintained throughout, offering a home that is ready to move straight into while still providing scope to personalise over time.

Outside, the property continues to impress with a private, sunny rear garden designed for relaxing and entertaining alike. To the front, a driveway provides convenient off-road parking, while the location places you within easy reach of riverside walks, Tesco, Strode Leisure Centre, excellent schools and the picturesque Clevedon seafront.

Combining flexible living space, a desirable location and excellent outdoor space, this attractive home offers an outstanding opportunity to enjoy a comfortable lifestyle in one of Clevedon's most convenient residential areas. Whether you're taking your first step onto the property ladder or looking for a home that can adapt with you, this is a property that is sure to impress.

"A wonderfully versatile home offering modern comfort, flexible living and a fantastic location close to everything Clevedon has to offer."

HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

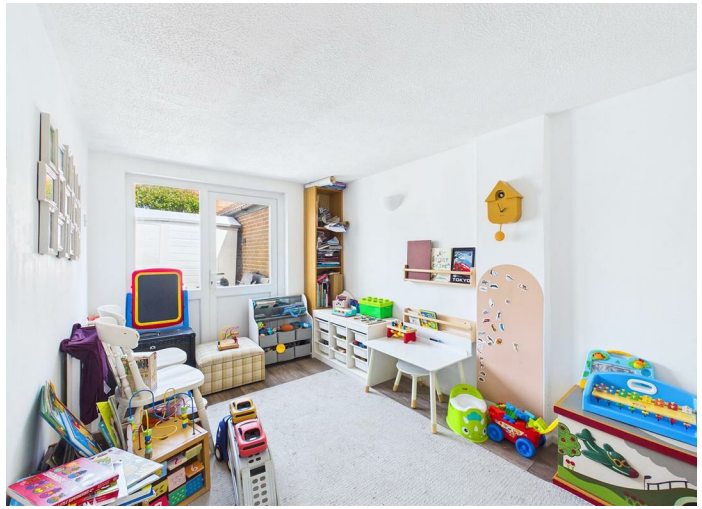
Proof of Identification - Please note there is a £24 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original 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 and is accurate to the best of knowledge.

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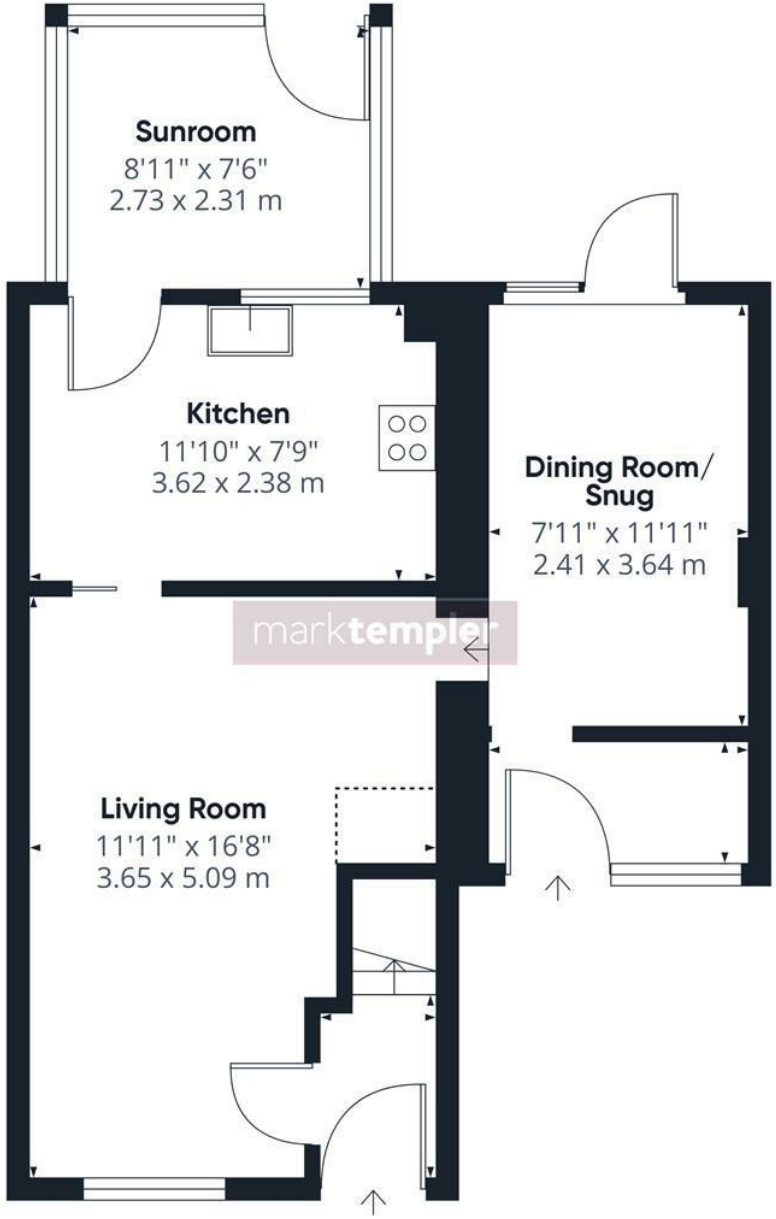

Floor 0

Floor 1

The Property Ombudsman

naea | propertymark PROTECTED

Mark Templer Residential Sales and any joint agents wish to make the following clear: (i) They have no authority to make or give representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances, or measurements provided are approximate. The text, photographs, and plans are for guidance purposes only and may not be comprehensive. It should not be assumed that the property has all required planning permissions, building regulations, or other consents. Mark Templer has not tested any services, equipment, or facilities. Purchasers are advised to satisfy themselves through inspection or other means. (iii) In accordance with the Consumer Protection from Unfair Trading Regulations, please note that the working condition of services or kitchen appliances has not been verified by the agents. However, at the time of preparing these particulars, we were informed that all were in working order. Any items described within these property details are not automatically included within any sale and would need to be confirmed with the seller.