

The Leys Clevedon BS21 7YQ

£175,000

marktempler

RESIDENTIAL SALES



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for sale  
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marktempler.co.uk

This first-floor, one-bedroom flat is located in the popular Yeolands Drive area of Clevedon, just a short stroll from Marshall's Field and the seafront. Available with no onward chain, the property offers a well-positioned home in a desirable setting.

Approached via its own entrance, stairs lead to the first-floor landing, opening into an L-shaped living room at the front, providing space for both lounge and dining areas. A sliding door from the dining space leads into the kitchen, while a double bedroom with built-in wardrobes and a bathroom complete the accommodation.

To the rear, the property benefits from a garage located in a nearby block, providing off-street parking or useful storage. The surroundings are quiet and well-maintained, reflecting the appeal of this popular residential area. Yeolands Drive offers easy access to the seafront and local amenities, combining convenience with a peaceful setting.



**Property Type**

Flat



**How Big**

443.00 sq ft



**Bedrooms**

1



**Reception Rooms**

1



**Bathrooms**

1



**Warmth**

Electric Heating



**Parking**

Garage and Parking



**Outside**

None



**EPC Rating**

E



**Council Tax Band**

A



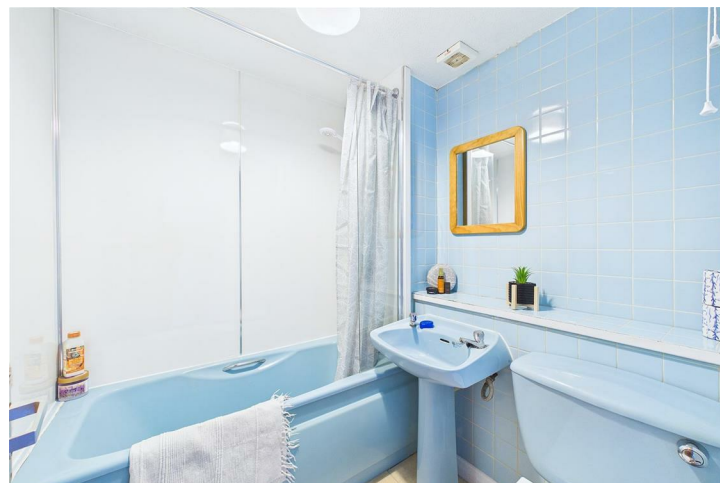
**Construction**

Standard



**Tenure**

Leasehold



## 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

## Material Information

### UTILITIES

Mains electric, water and drainage.

### BROADBAND AND MOBILE COVERAGE

Superfast broadband available with highest available download speed 80 Mbps and highest available upload speed 20 Mbps. You may be able to obtain broadband service from fixed wireless access providers covering this area – EE + Three. 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

Service Charge = £0

Ground Rent = Peppercorn

The lease permits pets TBC

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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