Cannons Gate Clevedon BS21 5HY | **£235,000**

marktempler
RESIDENTIAL SALES









Property Type
House - End Terrace

How Big
478.00 sq ft

Bedrooms
1

Reception Rooms
1

Bathrooms
1

Warmth
Gas Central Heating

Parking
Driveway

Outside
Rear Garden

EPC Rating
C

Council Tax Band
A

Construction
Standard

Tenure
Freehold

Occupying a pleasant position within a quiet cul-de-sac on the outskirts of Clevedon, this beautifully presented end-terrace home is ideally suited to first-time buyers or investors. The property enjoys a convenient location close to riverbank walks, supermarkets and Strode Leisure Centre, offering an excellent balance of accessibility and outdoor lifestyle.

Recently upgraded by the current owner, the accommodation is well presented throughout and thoughtfully arranged to maximise the available space. The ground floor features a bright open-plan kitchen and living room, fitted with a contemporary range of units providing excellent storage and ample space for appliances. To the rear, a versatile sun room overlooks and opens onto the garden, creating an ideal additional sitting area or dining space. Upstairs, there is a generous double bedroom with space for wardrobes together with a modern bathroom fitted with a bath and shower over.

Outside, the beautifully maintained rear garden is enclosed by fencing and is predominantly laid to artificial lawn, complemented by a seating area and two garden sheds that are included. To the front, a resin driveway provides off-road parking for at least two vehicles, this extends to the side and partially to the rear of the property.

Offering stylish, low-maintenance living in a convenient location, this is an excellent opportunity to purchase a home ready to move straight into.





A beautifully upgraded end-terrace home offering stylish, low-maintenance living with generous parking, a lovely garden and found in a popular location.





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.

For the latest properties and local news follow Mark Templer Residential Sales, Clevedon on:

YouTube







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.