

Cannons Gate Clevedon BS21 5HZ

£325,000

marktempler

RESIDENTIAL SALES





Property Type
House - Terraced



How Big
700.00 sq ft



Bedrooms
3



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Driveway & Garage



Outside
Front & Rear



EPC Rating
C



Council Tax Band
C



Construction
Standard



Tenure
Freehold

Situated on the outskirts of Clevedon, this modern three-bedroom terrace home offers well-proportioned accommodation and a welcoming environment that would make an excellent family home. The property is ideally placed for easy access to a range of local amenities, well-regarded schools, transport links and a variety of picturesque walks nearby.

A welcoming entrance hall leads into the comfortable sitting room, positioned to the front of the property. To the rear, the bright and sociable kitchen/dining room forms the heart of the home, offering a generous amount of storage, space for appliances and direct access into the garden. The layout provides an excellent space for both everyday family life and entertaining, with a natural connection between the kitchen and outside space. Upstairs, the central landing provides access to three well-proportioned bedrooms, offering comfortable accommodation for a growing family, along with a family bathroom.

The rear garden is a particularly appealing feature, enjoying a sunny aspect and providing a good combination of patio seating and lawn. Enclosed by fencing, it offers a pleasant and private setting for outdoor dining, entertaining or simply enjoying the warmer months.

A side door from the garden provides access to the garage, with the single garage situated within a nearby block and benefiting from a driveway in front, providing useful off-road parking and additional storage.

Combining a convenient location, versatile family accommodation and attractive outside space, this is a well-positioned home offering an excellent opportunity for buyers looking to settle in Clevedon.



A modern three-bedroom family home offering bright living space, sunny garden and garage, ideally located for Clevedon amenities, schools and countryside walks.



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

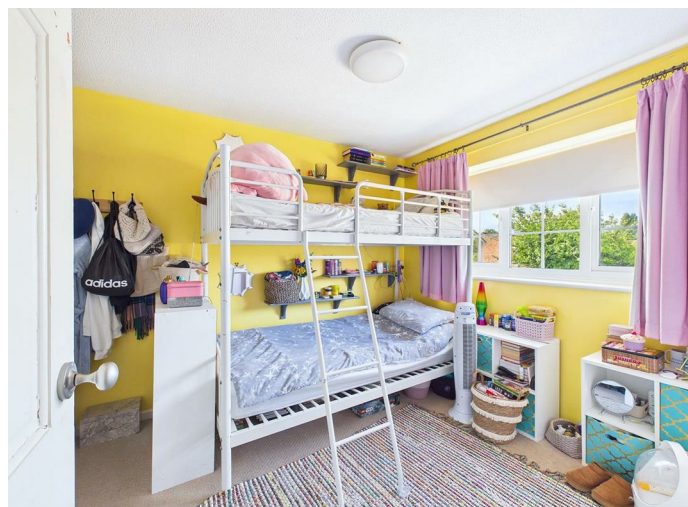
UTILITIES

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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