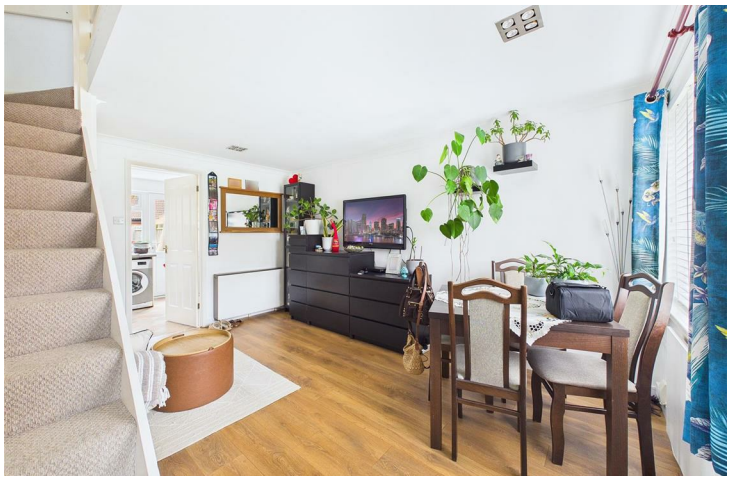
Claremont Gardens Clevedon BS21 5BG | £249,950

marktempler
RESIDENTIAL SALES









Property Type
House - Terraced

How Big
487.00 sq ft

Bedrooms
2

Reception Rooms
1

Bathrooms
1

Warmth
Electric

Parking
Allocated To Rear

Outside
Front & Rear

EPC Rating
C

Council Tax Band
B

Construction
Standard

Tenure
Freehold

A well-presented two-bedroom mid-terrace home, ideally positioned within a popular residential area and offering an appealing opportunity for first-time buyers or those looking to put their own stamp on a home. With riverbank walks nearby, alongside local shops, playing fields and well-regarded primary schools, the location offers a convenient setting for a variety of buyers.

The accommodation begins with an entrance porch, providing useful space for coats and shoes, leading through to a bright and welcoming living room. To the rear, the kitchen enjoys a pleasant outlook and opens directly onto the garden, creating a natural connection between the indoor and outdoor spaces. Upstairs, there are two well-proportioned bedrooms, both benefiting from built-in storage, together with a family bathroom.

Outside, the rear garden is mainly laid to lawn with a patio seating area, offering space to relax, entertain and make your own. A particularly useful addition is the allocated parking space positioned to the rear of the property.

The surrounding area is well placed for enjoying the outdoors, with attractive riverbank walks and playing fields close by, while local shops, schools and other everyday amenities are all within easy walking distance.

Available for sale with no onward chain, this is an appealing opportunity to acquire a two-bedroom home in a popular location, with scope to personalise and create a home that reflects your own style and requirements.





“An opportunity to create your own home in a popular setting, with riverbank walks and everyday amenities close by.”





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

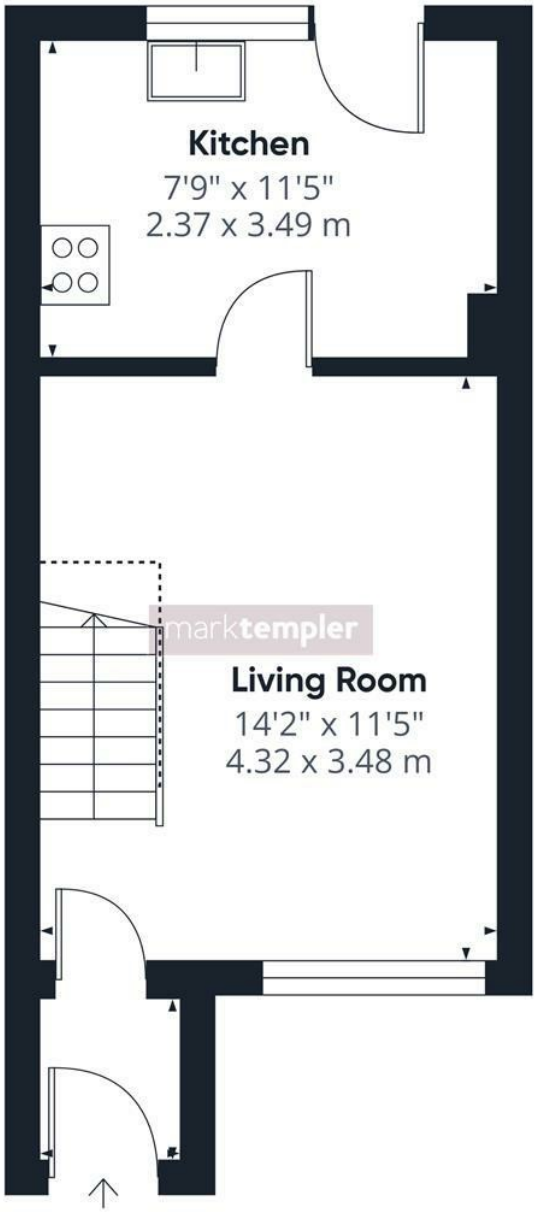
UTILITIES
Mains electric, water and drainage.

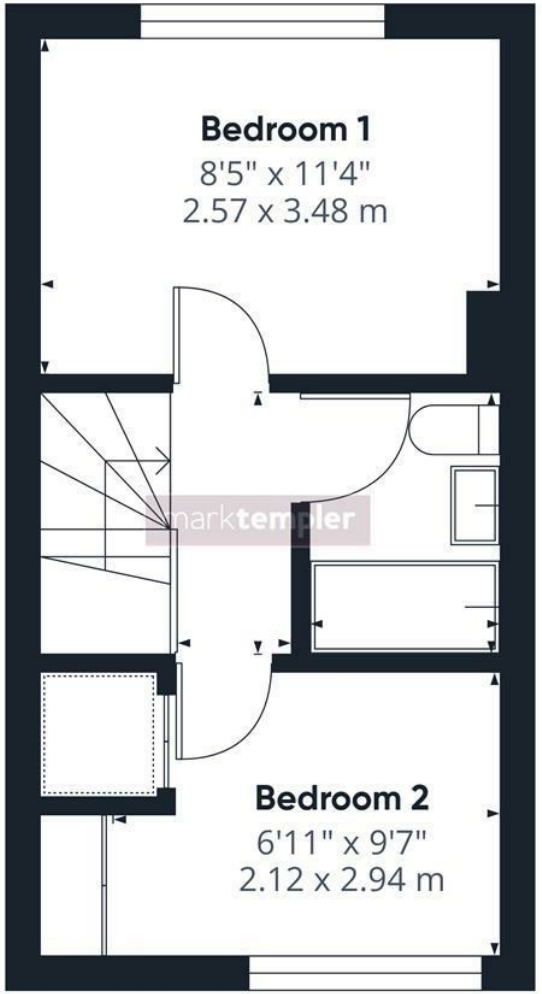
BROADBAND AND MOBILE COVERAGE
Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps.
Mobile coverage is good outdoor and variable in-home. Subject to your network.

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.