

Cannons Gate Clevedon BS21 5HJ

£325,000

marktempler

RESIDENTIAL SALES





Property Type

House - Semi-Detached



How Big

926.00 sq ft



Bedrooms

3



Reception Rooms

2



Bathrooms

1



Warmth

Gas Central Heating



Parking

To The Front



Outside

At The Rear



EPC Rating

C



Council Tax Band

C



Construction

Standard



Tenure

Freehold

Tucked away in a quiet cul-de-sac within the popular Cannons Gate, this modern semi-detached home offers well-proportioned accommodation perfectly suited to family life. Well presented throughout and offered with no onward chain, the property provides a practical layout with plenty of flexibility, making it an excellent choice for growing families, first-time buyers looking for extra space or those seeking a home in a convenient location.

The accommodation begins with a fitted kitchen positioned at the front of the property. Alongside is a separate dining room which offers versatility and could equally serve as a fourth bedroom, home office or playroom depending on individual needs. To the rear, the spacious sitting room enjoys plenty of natural light and flows seamlessly into the conservatory, creating an additional reception area overlooking the garden and providing an ideal space for relaxing or entertaining.

Upstairs, three well-proportioned bedrooms are arranged around the landing and are served by a family bathroom fitted with a modern white suite. The layout is practical and comfortable, offering everything needed for everyday family living.

Outside, the enclosed rear garden for children to play, gardening or outdoor dining during the warmer months. The property's position within a peaceful residential cul-de-sac adds to its appeal, while off-road parking further enhances everyday convenience.

Cannons Gate remains a popular choice thanks to its excellent accessibility. Nearby are supermarkets, well-regarded schools and a range of transport links, while scenic riverbank walks offer a welcome escape for those who enjoy spending time outdoors. Whether commuting, raising a family or simply looking for a well-connected location, this address has much to offer.

Offered to the market with no onward chain.



"A well-balanced family home offering flexible living in a quiet and convenient Cannons Gate 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.



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