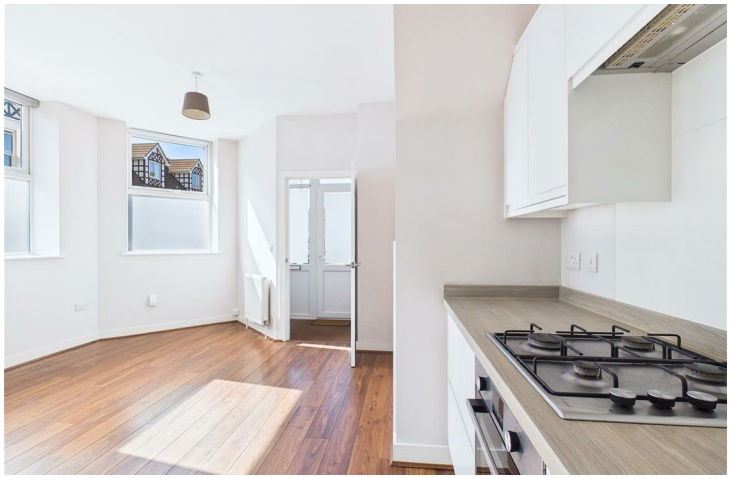
Old Street Clevedon BS21 6BU | £140,000

marktempler
RESIDENTIAL SALES









Property Type
Flat

How Big
456.00 sq ft

Bedrooms
1

Reception Rooms
1

Bathrooms
1

Warmth
Gas Central Heating

Parking
On Street

Outside
None

EPC Rating
C

Council Tax Band
A

Construction
Standard

Tenure
Leasehold

A well-presented ground floor flat in a central Clevedon location, offering an excellent opportunity for first-time buyers, those looking for a low-maintenance home or investors seeking a conveniently positioned property. Designed with modern living in mind, the accommodation provides a practical layout with an open-plan kitchen and living room forming the main hub of the home. The property is also offered with no onward chain.

An entrance porch opens directly into the spacious open-plan kitchen and living room, creating a sociable and versatile space for both relaxing and entertaining. The modern kitchen area is fitted with a range of built-in appliances and provides a sleek, contemporary finish. An inner hallway leads through to the remaining accommodation, including a double bedroom, bathroom and separate WC. A useful storage cupboard provides additional practical space.

The property benefits from its ground floor position and a central setting, making it particularly convenient for day-to-day living. Clevedon's town centre is within easy reach, providing access to a range of shops, cafés and other amenities, while the surrounding area also offers transport links for those needing to travel further afield.

This is a well-located flat that combines modern open-plan living with convenient access to the centre of Clevedon. Whether you are taking your first step onto the property ladder or looking for an investment opportunity, the combination of location, practical accommodation and no onward chain makes this a property worthy of consideration.





“Contemporary living in a convenient central 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.

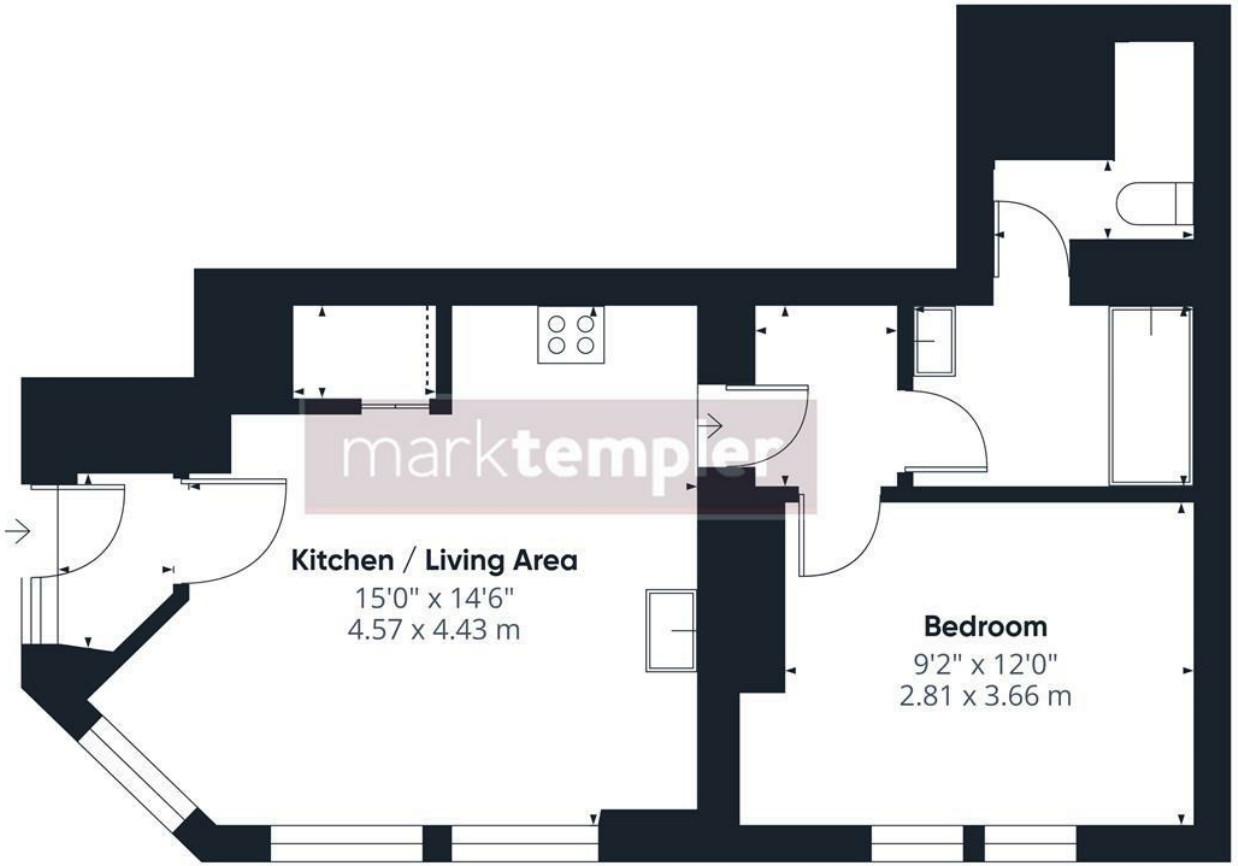
BROADBAND AND MOBILE COVERAGE
Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.
Mobile coverage is good outdoor and variable in-home. Subject to your network.

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

LEASE INFORMATION
New 999 year lease
Service Charge = £50 pcm
Ground Rent = £50 pa
The lease permits pets
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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The Property Ombudsman

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