

Staples Close Clevedon BS21 5BL

£289,950

marktempler

RESIDENTIAL SALES





**Property Type**  
House - End Terrace



**How Big**  
635.00 sq ft



**Bedrooms**  
2



**Reception Rooms**  
1



**Bathrooms**  
1



**Warmth**  
Gas Central Heating



**Parking**  
Driveway & Garage



**Outside**  
To The Rear



**EPC Rating**  
D



**Council Tax Band**  
B



**Construction**  
Standard



**Tenure**  
Freehold

This modern end terraced home offers well-presented accommodation ideally suited to first-time buyers and investors alike. Conveniently located close to riverbank walks, local primary schools and Tesco supermarket, the property enjoys an excellent position for everyday amenities and outdoor recreation.

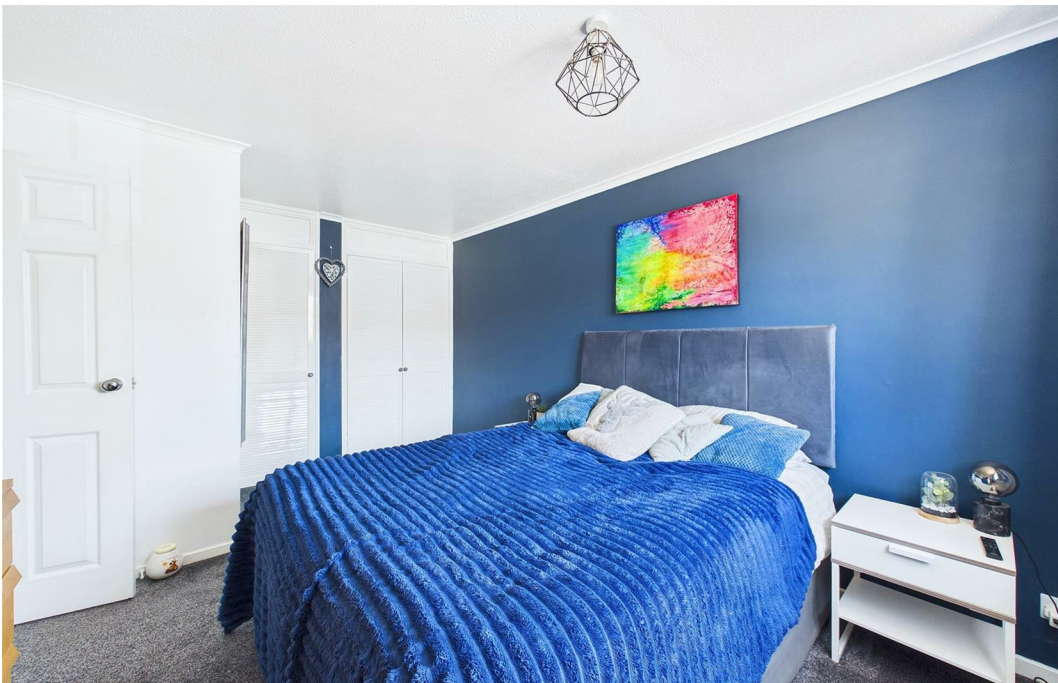
The accommodation begins with a useful entrance porch providing space for coats and shoes before leading into a bright and welcoming living room. To the rear, the modern kitchen offers good storage and benefits from a sliding door opening directly onto the garden, creating an ideal space for both everyday living and entertaining. Upstairs, there are two bedrooms, both featuring built-in storage, including a particularly spacious principal bedroom. A modern bathroom completes the accommodation.

Outside, the property benefits from parking for two cars and a single garage with power, an up-and-over door and convenient access from the garden, providing excellent storage, workshop potential or additional practicality.

Combining a convenient location, modern accommodation and excellent parking facilities, this is an ideal opportunity for those taking their first step onto the property ladder or seeking a ready-made investment.



A modern two-bedroom home with garage and parking, ideally located near local amenities, schools and attractive riverside 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

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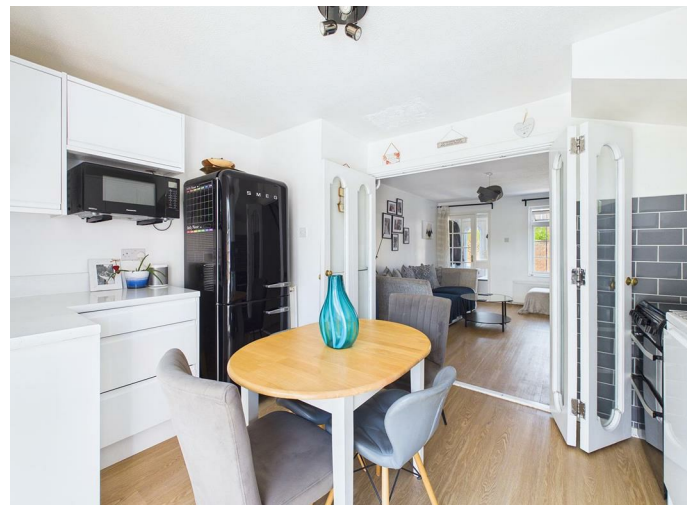
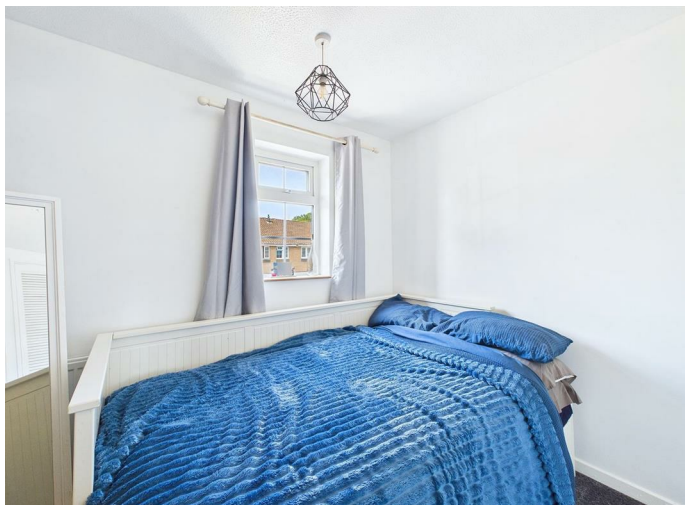
### UTILITIES

Mains electric, gas, water and drainage.

### BROADBAND AND MOBILE COVERAGE

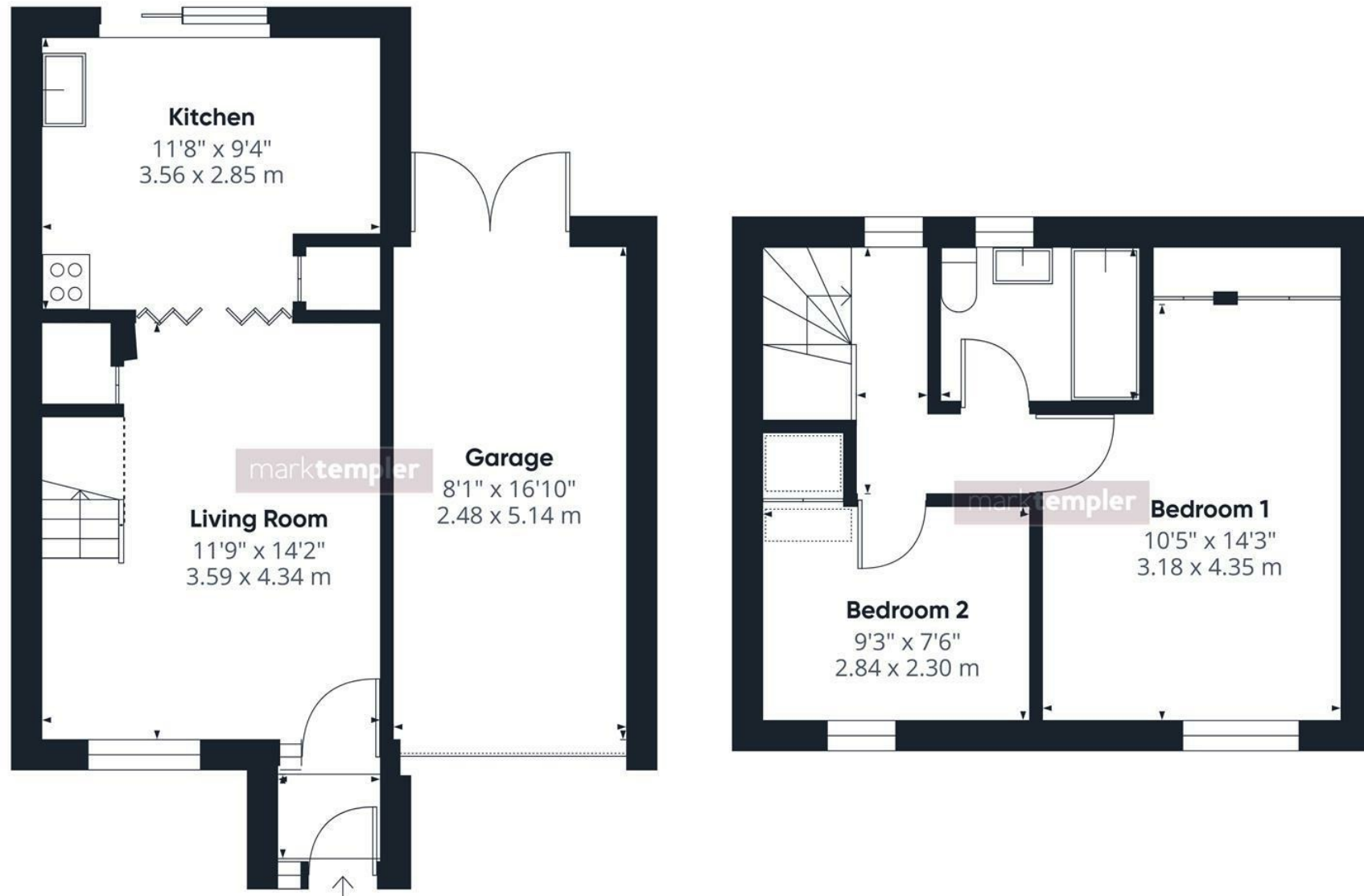
Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps. Mobile coverage is good outdoor and variable in-home. Subject to your network.

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.



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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.