

Walton Down Clevedon BS21 7AR

£450,000

marktemppler

RESIDENTIAL SALES





Property Type
Bungalow - Detached



How Big
607.00 sq ft



Bedrooms
2



Reception Rooms
1



Bathrooms
1



Warmth
Electric



Parking
Driveway & Garage



Outside
Extensive Plot



EPC Rating
E



Council Tax Band
B



Construction
Asbestos



Tenure
Freehold

Set in an exceptional plot with breathtaking views over the Bristol Channel, this detached two-bedroom bungalow offers a rare opportunity to purchase a property in this location. Built in 1937, the property sits amid beautiful gardens and surrounding countryside, approached via a gated driveway that leads to a brick-built double garage.

The bungalow is in need of full refurbishment and presents a superb development opportunity, subject to obtaining any necessary planning permissions.

We understand that the construction is made from asbestos, meaning the property is currently un-mortgageable and suitable for cash buyers only. The property is sold as seen and will not be sold subject to a planning application.

Currently serviced by electric heating and a cesspit, we believe that there is no gas connected.

This is a rare chance to acquire a property with immense potential in a stunning location with panoramic sea views.

Please note - We are aware that there are covenants associated with the property but understand that consent will be given to alter the existing building or build a new single dwelling, subject to planning permission. Further to this, we understand consent will not be granted to build more than one private dwelling. Please contact us for more information.



Detached two-bedroom bungalow with panoramic Bristol Channel views, set in beautiful gardens, in need of full renovation and cash purchase only.



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 cess pit.

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. 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.

RESTRICTIVE COVENANT

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MORTGAGABILITY

We understand the property cannot be mortgaged and therefore can only be sold to cash purchasers.



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