

Cannons Gate Clevedon BS21 5HW

£270,000

marktempler

RESIDENTIAL SALES







**Property Type**  
House - End Terrace



**How Big**  
558.00 sq ft



**Bedrooms**  
2



**Reception Rooms**  
1



**Bathrooms**  
1



**Warmth**  
Gas Central Heating



**Parking**  
Driveway



**Outside**  
Front and Rear



**EPC Rating**



**Council Tax Band**  
B



**Construction**  
Standard



**Tenure**  
Freehold



Smart two-bedroom end terrace home in a popular Clevedon location, ideally situated on the outskirts of town with excellent access to transport links, schools, and local supermarkets. This home has been thoughtfully modernised, offering a neutral colour palette throughout and a contemporary feel that is ready to move into.

On the ground floor, the property comprises a welcoming living room with plenty of natural light, flowing seamlessly into a modern kitchen featuring integrated appliances and stylish finishes. Upstairs, there are two well-proportioned bedrooms, including a generous master, and a modern bathroom completes the accommodation.

Outside, the property benefits from ample off-road parking to the front, with level lawn areas to both the front and rear. A convenient side gate provides direct access to the rear garden, which is fully enclosed by timber fencing and features a patio area and garden shed, perfect for outdoor entertaining or relaxation.

Located on the outskirts of Clevedon, the property is well-connected to local amenities, schools, and transport routes, making it an ideal choice for families, professionals, or first-time buyers.

A fantastic opportunity to acquire a stylish, ready-to-move-into home in a sought-after location.



Stylish two-bedroom end terrace home with modern interiors and gardens in a sought-after Clevedon location.



#### 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, 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](http://checker.ofcom.org.uk) and is accurate to the best of knowledge.



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