

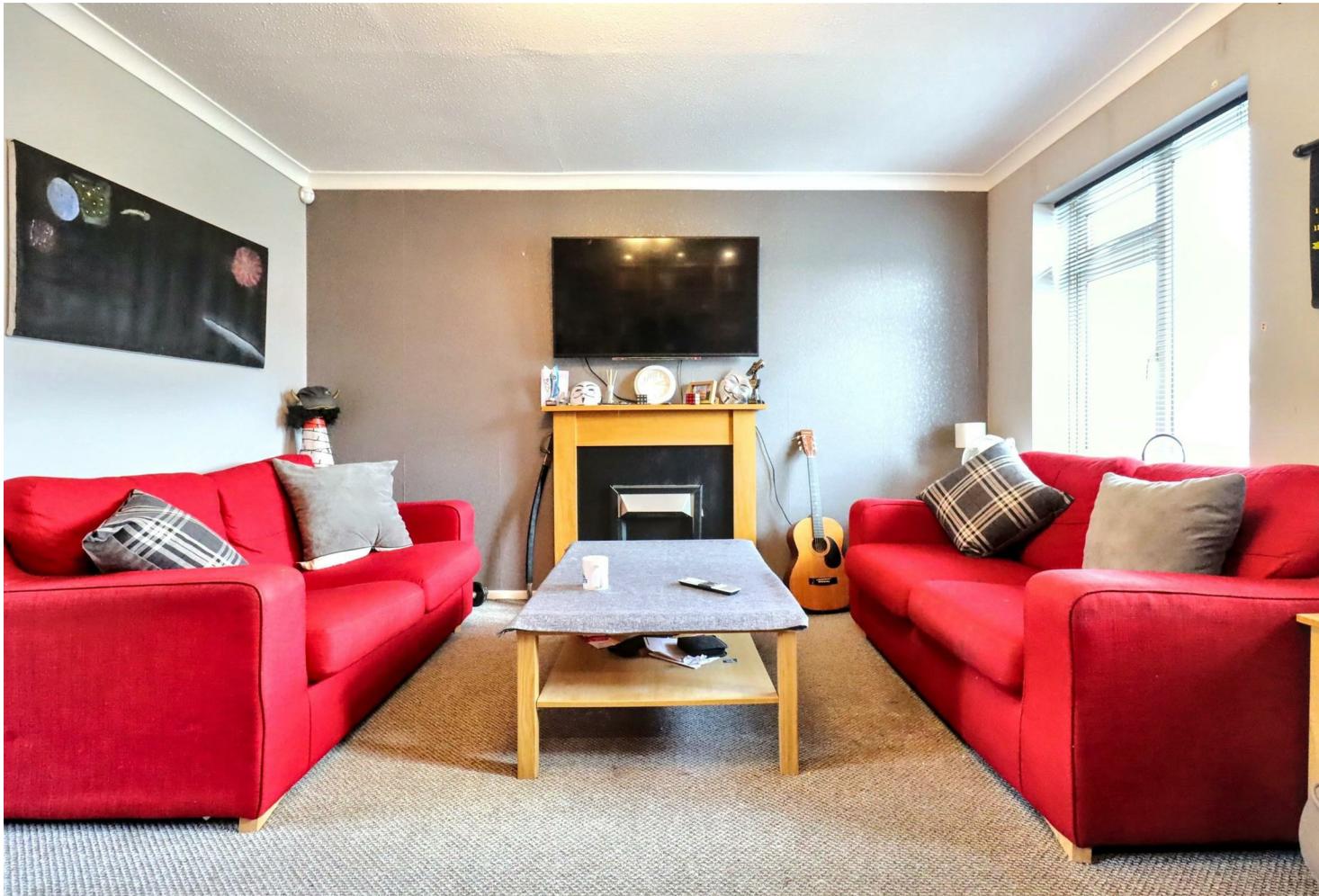
Blackthorn Square Clevedon BS21 5EF

£279,950

marktempler

RESIDENTIAL SALES





	Property Type		How Big
	House - Terraced		708.00 sq ft
	Bedrooms		Reception Rooms
3		1	
	Bathrooms		Warmth
1			Gas Central Heating
	Parking		Outside
	Garage and Parking		Front and Rear
	EPC Rating		Council Tax Band
C		B	
	Construction		Tenure
Standard		Freehold	

Situated in a quiet cul-de-sac in the heart of Clevedon, this three-bedroom mid-terrace home offers a fantastic opportunity for buyers looking to modernise and create their ideal living space.

The ground floor features a spacious open-plan sitting and dining area, leading to a well-proportioned kitchen. Upstairs, three bedrooms provide comfortable accommodation, along with a family bathroom.

The property benefits from a pleasant enclosed rear garden, and a garage in a nearby block for added convenience.

With easy access to transport links, sports fields, supermarkets, and Clevedon town centre, this home is ideally positioned for both convenience and lifestyle. A superb project with great potential—viewing is highly recommended!



A fantastic opportunity to transform this central Clevedon home



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

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 **Head Projects (Surveyors)**: 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 drainage. Gas central heating.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps.

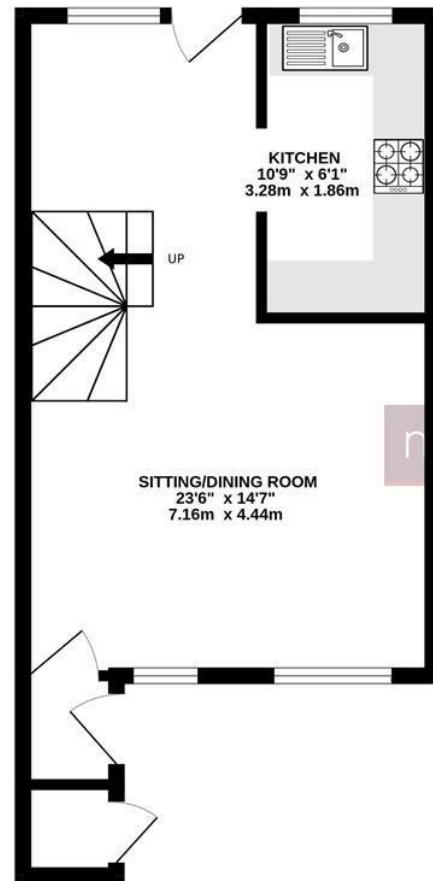
Mobile coverage is limited.

This information is sourced via the Sellers and checker.ofcom.org.uk, we advise you make your own enquires

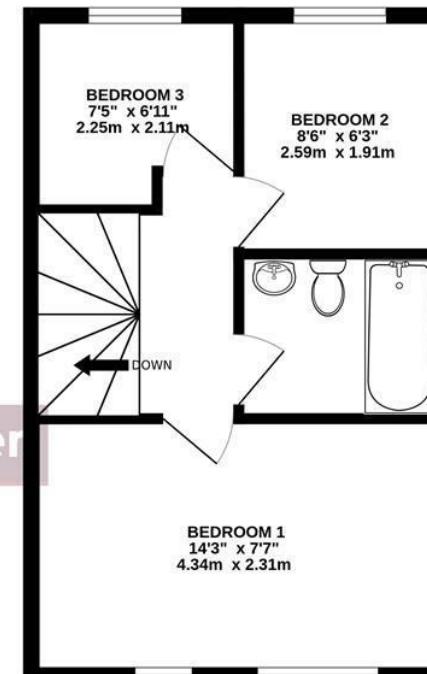
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GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 708 sq.ft. (65.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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