

Sunnyside Road Clevedon BS21 7TA

£279,950

marktempler

RESIDENTIAL SALES





Property Type

Apartment



How Big

688.00 sq ft



Bedrooms

2



Reception Rooms

1



Bathrooms

1



Warmth

Gas Central Heating



Parking

Allocated Space



Outside

Private Garden



EPC Rating

D



Council Tax Band

B



Construction

Standard



Tenure

Leasehold - Share of Freehold

A well presented two-bedroom ground-floor apartment offering a comfortable and practical living space. Located at the rear and accessed from the left side of the building, the apartment has its own garden and private entrance ensuring privacy and seclusion.

Stepping inside, a central hallway enjoys storage space and leads to the spacious sitting/dining room at the end of the hall, an ideal space to relax or entertain. The kitchen is functional with plenty of storage units, ideal for organising and preparing meals. The main bedroom overlooks the private garden, offering a quiet and restful environment. The second bedroom features built-in storage, providing added convenience. The bathroom is modern and practical.

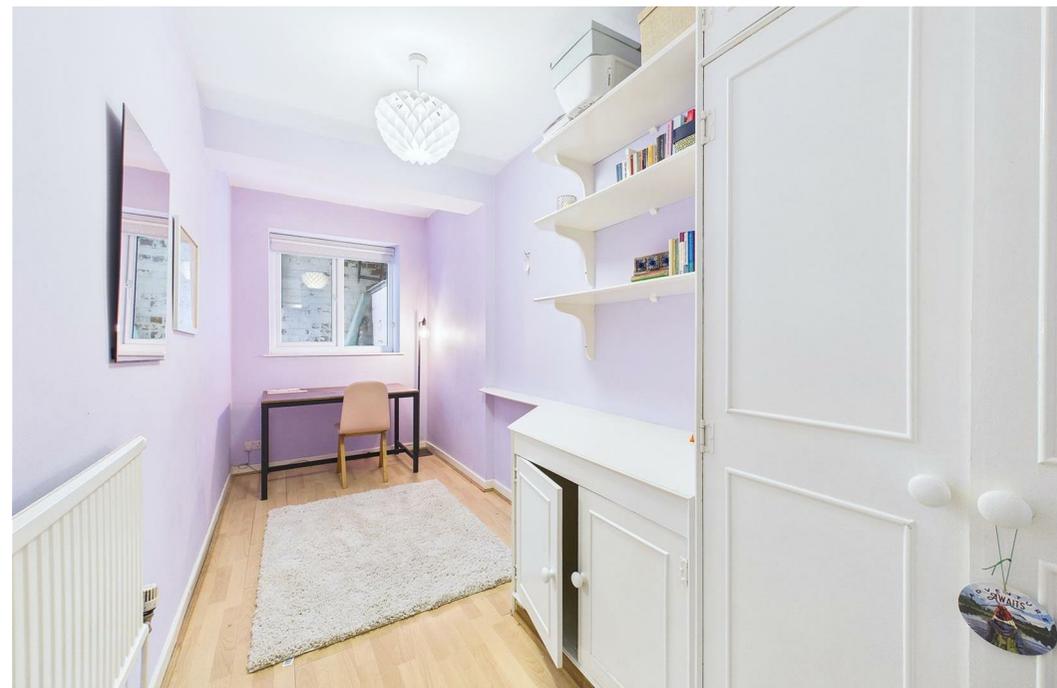
The private garden is a key feature, benefiting from plenty of westerly sun and designed for easy maintenance with mature borders and flower beds, offering a lovely outdoor retreat. There is also allocated parking.

The apartment is ideally located between Clevedon town centre and Hill Road, placing a wide range of amenities within easy reach. Hill Road is known for its excellent selection of cafes, restaurants, and independent shops, perfect for enjoying a leisurely meal or a coffee. The Clevedon Seafront is just a short walk away, providing beautiful coastal views and outdoor spaces.

This apartment presents an ideal opportunity for those seeking a low-maintenance home in a highly convenient location, offering both privacy and easy access to local amenities.



Perfectly positioned between Hill Road and Clevedon Seafront, offering easy access to independent shops, cafés and coastal walks.



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 1800 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 and is accurate to the best of knowledge.

LEASE INFORMATION

999 year lease from 01.01.1976

Service Charge = £1200 pa

Ground Rent = £0

Flat owners each have a share of the freehold (Sunnyside Mansions Management Co Ltd)

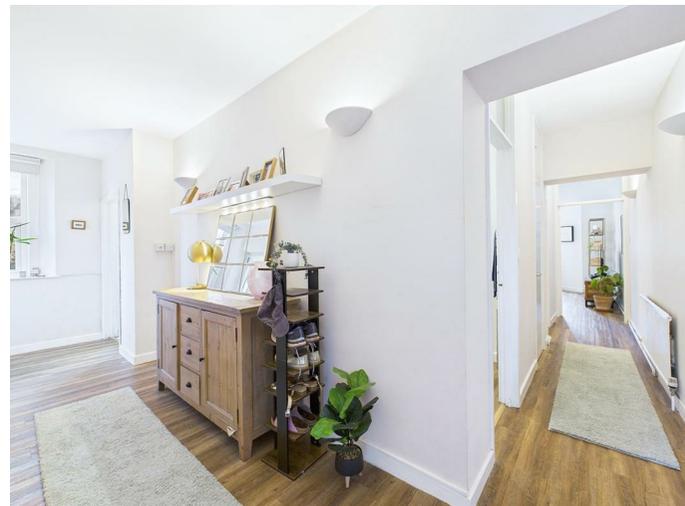
Managed in house

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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