

Cannons Gate Clevedon BS21 5HY

£209,950

marktempler

RESIDENTIAL SALES





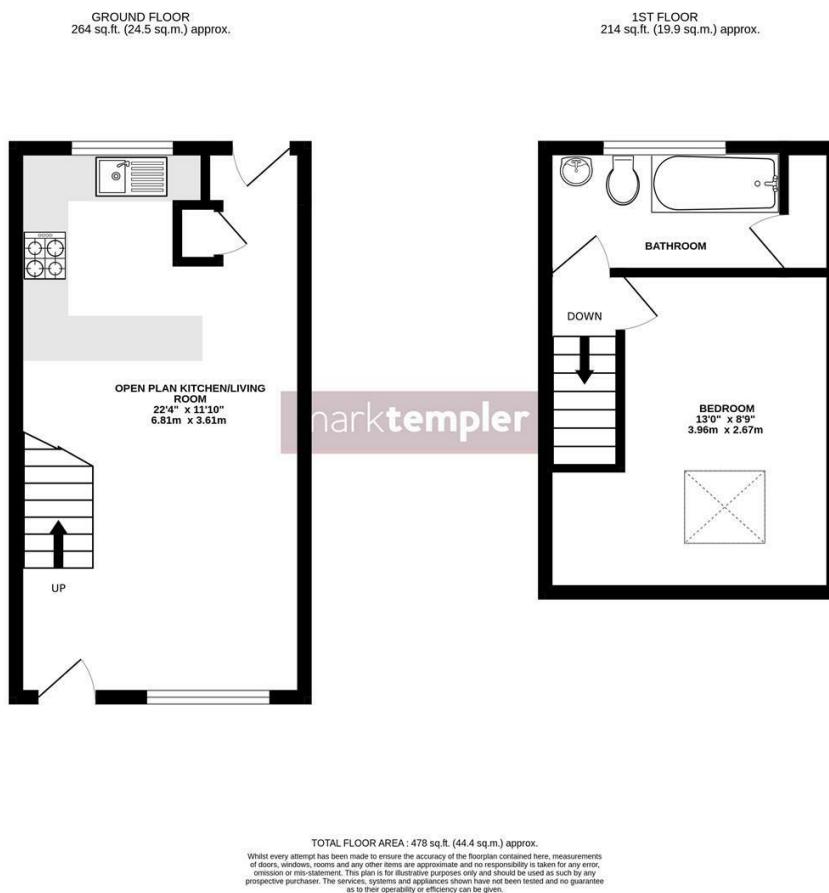
	<b>Property Type</b>		<b>How Big</b>
	House - End Terrace		478.00 sq ft
	<b>Bedrooms</b>		<b>Reception Rooms</b>
	1		1
	<b>Bathrooms</b>		<b>Warmth</b>
	1		Gas Central Heating
	<b>Parking</b>		<b>Outside</b>
	Driveway		Front and Rear
	<b>EPC Rating</b>		<b>Council Tax Band</b>
	C		A
	<b>Construction</b>		<b>Tenure</b>
	Traditional		Freehold

This one-bedroom end-of-terrace home is situated in a peaceful cul-de-sac on the outskirts of Clevedon. Nearby riverside walks, this property offers a quiet residential location while maintaining convenient access to supermarkets and transport links. The property is also offered for sale with No Onward Chain.

The ground floor features an open-plan kitchen and living area, providing a spacious and versatile layout. Upstairs, the first floor comprises a generously sized bedroom and a bathroom. While the property is in fair condition, it presents an excellent opportunity for modernisation to suit your style and preferences.

Additional highlights include front and rear gardens, perfect for outdoor enjoyment, and a driveway to the side, offering convenient parking. This home is ideal for first-time buyers, those looking to downsize, or investors seeking a rental opportunity.





Utilities: Gas, Electric, Water and Drainage all mains services.

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

Mobile Signal: Limited

\* The above information has been sourced either via the owners or we have researched on their behalf on a number of websites, for more information don't hesitate to get in touch with us on 01275 341110 or clevedon@marktempler.co.uk



#### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

**Proof of Identification** - we need to run an electronic check for all purchasers of the property. To do this, we need your full name including titles, dates of births and residential address(s) for the last three years. The ID check is at no cost.

**Proof of funding** - if a mortgage is required, we need to see an up-to-date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash, we will need to see an official statement of the funds required.

**Proof of chain** - if you are selling your home with another agent, we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients. Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral fee £225 + VAT, M C Hullah and Co - Conveyancing Referral fee £225 + VAT, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Centre - Mortgage Advisors Referral Fee 20% of the net commission received. All referral fees are included within any quotes provided by the named companies.

We endeavour to make our particulars accurate and reliable; however, they do not constitute or form part of an offer or contract and should not be relied upon as statements of representation or fact. The services, systems, and appliances listed have not been tested, and no guarantee is given regarding their operation or efficiency. All photographs, measurements, and floor plans are provided as a guide only, are not to scale, and their accuracy is not guaranteed. Fixtures and fittings included in the sale will be specified by the Seller's Solicitors, with others to be agreed upon separately. If you require clarification or further details, please contact us, particularly if you are travelling a considerable distance to view.