

Wellington Terrace Clevedon BS21 7PX

£335,000

marktempler

RESIDENTIAL SALES





#### Property Type

Flat



#### How Big

690.00 sq ft



#### Bedrooms

2



#### Reception Rooms

1



#### Bathrooms

1



#### Warmth

Electric



#### Parking

Carport



#### Outside

Balcony & Communal Garden



#### EPC Rating

C



#### Council Tax Band

C



#### Construction

Standard



#### Tenure

Leasehold - Share of Freehold

Situated in a prime Clevedon location, this impressive first-floor two bedroom flat enjoys exceptional coastal views and is within easy walking distance of the promenade and pier, along with a great selection of cafés, restaurants and a Sainsbury's Local.

The property can be accessed with use of a lift taking you to the first floor. The accommodation begins via a central hallway, finished with modern hard flooring that continues throughout and includes both a storage cupboard and an airing cupboard. The living room is a bright and inviting space, featuring sliding doors that open directly onto the balcony. From here, there are breath-taking views over Clevedon Pier, across the channel and towards the Welsh hills. The balcony itself offers ample space for two chairs and a table, making it ideal for relaxing or dining outdoors while taking in the scenery.

The contemporary handless kitchen is thoughtfully designed with plentiful storage and generous worktop space, creating a sleek and practical cooking environment. There are two well-proportioned double bedrooms, both enjoying views across the channel, with the main bedroom further benefiting from a large triple wardrobe. The accommodation is completed by a lavish bathroom, fitted with a modern white suite and featuring both a separate shower and a bath.

Externally, the property benefits from allocated parking with a carport, along with additional visitor parking, adding to the overall convenience of this superbly located coastal home.



A beautifully presented first-floor flat with balcony and panoramic coastal views, offering stylish interiors, parking and a prime Clevedon seafront 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, water and drainage.

### BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 100 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.

### LEASE INFORMATION

999 year lease from 29.09.1971  
Service Charge = £2,040 pa (£170 pcm)  
Ground Rent = N/A  
Freehold = Owned by management company, made up of the flat owners  
Managing agent Holdshare Management Services Ltd  
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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