

Strode Road Clevedon BS21 6QB













£219,950

marktempler

RESIDENTIAL SALES





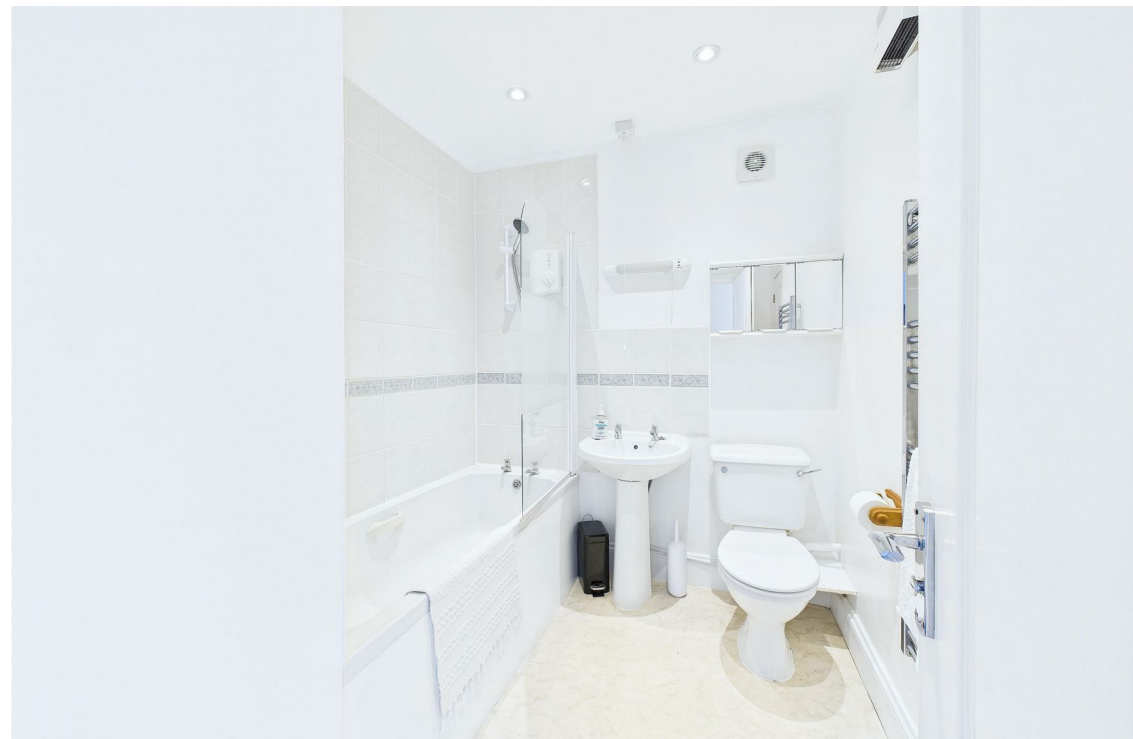
 Property Type Flat	 How Big 537.00 sq ft
 Bedrooms 2	 Reception Rooms 1
 Bathrooms 1	 Warmth Electric Heating
 Parking On Street	 Outside None
 EPC Rating E	 Council Tax Band B
 Construction Standard	 Tenure Leasehold

This beautifully presented first floor flat offers the perfect blend of style, comfort, and convenience, making it an ideal choice for first-time buyers, downsizers, or investors alike. Positioned in a highly popular location, the property sits just moments from both Clevedon's charming seafront and its bustling town centre.

Accessed via external steps at the rear with an initial shared courtyard before a private entrance. Once inside, you'll find a bright and inviting interior with well-proportioned accommodation throughout. The layout includes two bedrooms, perfect for working professionals, or those in need of a guest room or home office. The heart of the home is a stylish, newly fitted kitchen designed to meet modern-day needs. Complementing the kitchen is a modern bathroom.

Plenty of windows allow natural light to flood into every room, enhancing the bright and airy feel that runs throughout the flat. The neutral décor and well-maintained interiors mean the property is truly move-in ready, allowing buyers to settle in with ease and make it their own over time.

Externally, on-street parking is readily available, and the flat benefits from a prime position within walking distance of an excellent range of shops, cafes, restaurants, and leisure amenities. The level walk to local conveniences adds to the appeal for those who value accessibility and a car-free lifestyle.



Stylish, light-filled first-floor flat with two bedrooms, modern kitchen, prime Clevedon location, ideal for buyers, downsizers, or investors.



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.

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. 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

There will be a new 999 year lease

Service Charge = N/A. The property is self managed and contribution to any works are collected as they arise.

Insurance = Approximately £400 pa

Ground Rent = £40 pa

The lease does not permit 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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Templer Residential Sales, Clevedon on:



FIRST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 537 sq.ft. (49.9 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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