

Cannons Gate Clevedon BS21 5HZ

£339,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
House - Semi-Detached



HOW BIG
846.00 sq ft



BEDROOMS
3



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
Gas Central Heating



PARKING
Driveway To Front



OUTSIDE SPACE
At The Rear



EPC RATING
C



COUNCIL TAX BAND
C

This superb family home is located in a popular residential area, perfectly positioned alongside the riverbank. This exceptional three-bedroom semi-detached house is thoughtfully designed for family living and entertaining, offering both comfort and style. Situated at the end of a quiet cul-de-sac, this property ensures a peaceful environment. The driveway offers convenient off-road parking.

Upon entering, you're greeted by a separate entrance hall that leads to a light-filled sitting room at the rear, providing serene views of the garden. The stylish fitted kitchen, paired with a separate dining room at the front, creates an inviting space for family meals and gatherings. Upstairs, you'll find three generous bedrooms, each designed to provide a cosy retreat. The modern bathroom features contemporary finishes that enhance the home's overall appeal.

Step outside to the south-facing rear garden, a true highlight of the property. This beautifully maintained space features two-thirds of lawn and a delightful patio area—ideal for outdoor dining or relaxing in the sun. A garden shed at the end of the garden provides extra storage, and the well-tended garden offers a sense of privacy for family enjoyment.

The location is unbeatable, with easy access to the picturesque Blind Yeo riverbank, perfect for leisurely walks or peaceful afternoons. Just around the corner is The Crab Apple family pub, a great spot to unwind with a drink or enjoy a meal.

Homes of this quality are a rare find, and interest is sure to be high. Don't miss the opportunity to make this wonderful family home your own.



An inviting three-bedroom home found in a secluded spot, perfect for family living and entertaining.



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.

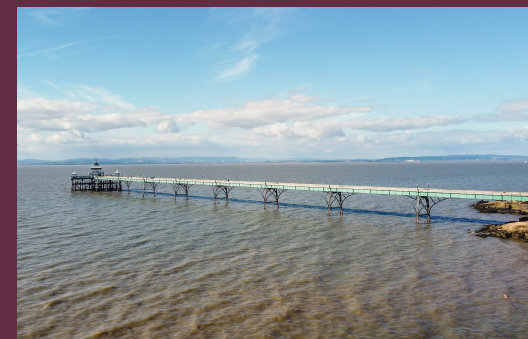
Proof of funding - if a mortgage is required, we need to see an up-to-date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash, we will need 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 £175 + 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.



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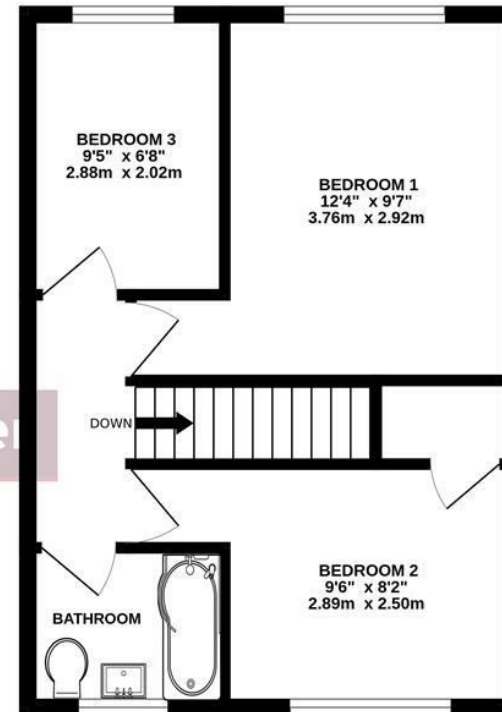




GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 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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