

Old Church Road Clevedon BS21 6NA

£239,950

marktempler

RESIDENTIAL SALES





Property Type
Flat



How Big
903.00 sq ft



Bedrooms
3



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Way



Parking
Driveway



Outside
Rear Garden



EPC Rating
E



Council Tax Band
B



Construction
Standard



Tenure
Leasehold

This beautifully presented first floor flat is situated right in the heart of Clevedon town centre, offering the perfect blend of convenience, comfort, and contemporary living. Just a short stroll from a wide selection of independent shops, welcoming cafes, and popular restaurants, this property is ideal for those seeking a vibrant and connected lifestyle with everything on the doorstep.

The property offers bright and spacious accommodation throughout, featuring a central hall that leads into a modern open plan kitchen and living area—perfect for everyday living and entertaining. The stylish kitchen includes ample storage and has been thoughtfully designed to complement the overall contemporary feel of the home.

There are three generously sized bedrooms, offering flexible space for families, guests, or a home office. Natural light flows through the flat, enhancing its warm and inviting atmosphere.

Outside, the property boasts a dedicated rear garden, providing a private outdoor retreat, along with an allocated parking space for added convenience.

Offered with no onward chain, this attractive flat represents a fantastic opportunity to secure a quality home in a sought-after location.



Spacious first floor flat in Clevedon town centre with three bedrooms, garden, parking, and no onward chain.



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, gas, water and drainage.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 220 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

250 year lease from 24.06.2019

Service Charge = No monthly service charge, maintenance actioned as required.

Ground Rent = Ground rent due in advance for the period 24 June 2024 to 23 June 2025 was £250.00

50% Contribution to building insurance for the period 24 June 2024 to 23 June 2025 was £285.00

Management fee as prescribed in the lease £250.00 per annum

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.

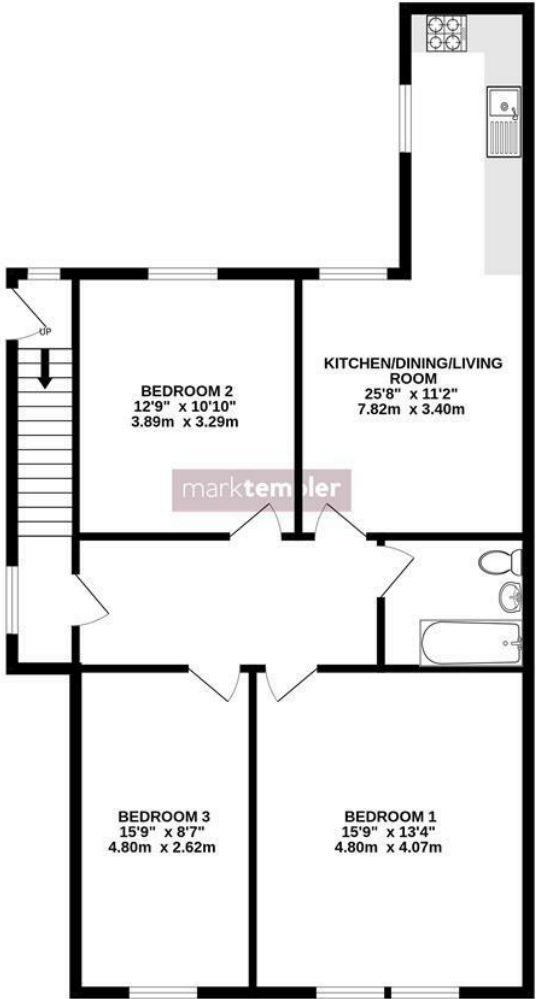
This information has been supplied by the vendor at the time of marketing and is correct to the best of our knowledge. We would recommend that any interested party seeks verification of this information from their solicitor prior to purchase.



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FIRST FLOOR
903 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA: 903 sq.ft. (83.8 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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