

Old Street Clevedon BS21 6BY

£139,950

marktempler

RESIDENTIAL SALES



This beautifully presented first-floor apartment is ideally positioned on the outskirts of Clevedon Town Centre, offering excellent access to a wide range of amenities.

The property features a spacious open-plan living area incorporating a lounge, kitchen and dining space, designed for modern living and ideal for both relaxing and entertaining. The kitchen is well-appointed, creating a practical and functional space.

A generous double bedroom provides a comfortable and private retreat, complemented by a contemporary shower room finished to a high standard. Gas central heating and double glazing throughout ensure warmth and energy efficiency year-round.

Ideally located on Old Street, the apartment is within easy reach of shops, cafes and restaurants, while also benefiting from excellent transport links including access to the M5 motorway.

Offering excellent value for money, this property is well suited to first-time buyers or investors seeking a smart and conveniently located home.



**Property Type**

Flat



**How Big**

295.00 sq ft



**Bedrooms**

1



**Reception Rooms**

1



**Bathrooms**

1



**Warmth**

Gas Central Heating



**Parking**

On Street



**Outside**

None



**EPC Rating**

D



**Council Tax Band**

A



**Construction**

Standard



**Tenure**

Leasehold



### 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

### Material Information

#### LEASE INFORMATION

Lease 999yrs from 30.6.2006  
Service charge = £50pcm (£600 per annum)  
Ground Rent = N/A  
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.

#### UTILITIES

Mains electric, gas, 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 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.

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