

Leagrove Road Clevedon BS21 7QR

£259,950

marktempler

RESIDENTIAL SALES





	PROPERTY TYPE		HOW BIG
Apartment	657.00 sq ft		
	BEDROOMS		RECEPTION ROOMS
2	1		
	BATHROOMS		WARMTH
1	Gas Central Heating		
	PARKING		OUTSIDE SPACE
None	Bin Store		
	EPC RATING		COUNCIL TAX BAND
D	B		

This beautifully presented and lovingly renovated hall floor apartment is a true gem, located in a prime location near Hill Road and Clevedon Seafront. The property boasts a plethora of period features that add character and charm to the well-proportioned accommodation. Upon entering, you are greeted by an inviting entrance hall that leads to the spacious living/dining room. The living/dining room is the heart of the apartment, featuring an original bay window that floods the room with natural light during the day and provides views to the West towards the Severn Estuary, creating a warm and welcoming atmosphere. In the evening, this room transforms into a perfect space for entertaining guests or hosting dinner parties.

The separate kitchen is a modern and functional space, equipped with contemporary wall and base units, providing ample storage for all your kitchen essentials. The kitchen also offers space for free-standing appliances and is finished with stylish roll edge worktops. Complimentary tiling adds a touch of elegance to the space. The apartment comprises two bedrooms, with bedroom one offering generous double room proportions. The sash window in bedroom one overlooks gardens to the rear of the property, providing a peaceful and private setting. Bedroom two offers an ideal area for those who require a home office or can easily be used as a generous single bedroom.

The modern family bathroom is fitted with a bath and shower combination, a WC, and a pedestal wash hand basin. Situated in a sought-after location in Mid-Clevedon, this apartment offers easy access to the trendy bars and cafes of Hill Road, as well as the historic pier.

Whether you are a young couple looking for a stylish home or someone seeking a peaceful retreat by the seafront, this apartment is a must-see to fully appreciate all it has to offer.



Beautifully presented hall floor Victorian apartment with a plethora of period features which have been lovingly renovated



#### 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.

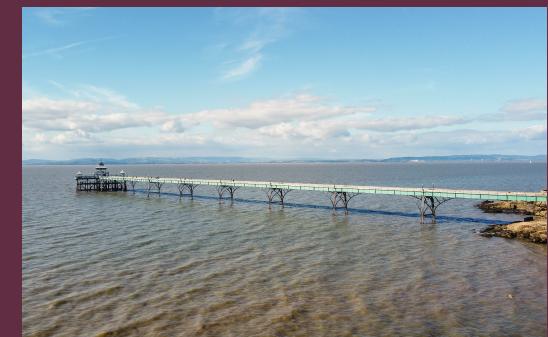
**Proof of funding** - if a mortgage is required, we need to see an up-to-date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash, we will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



Up your street...

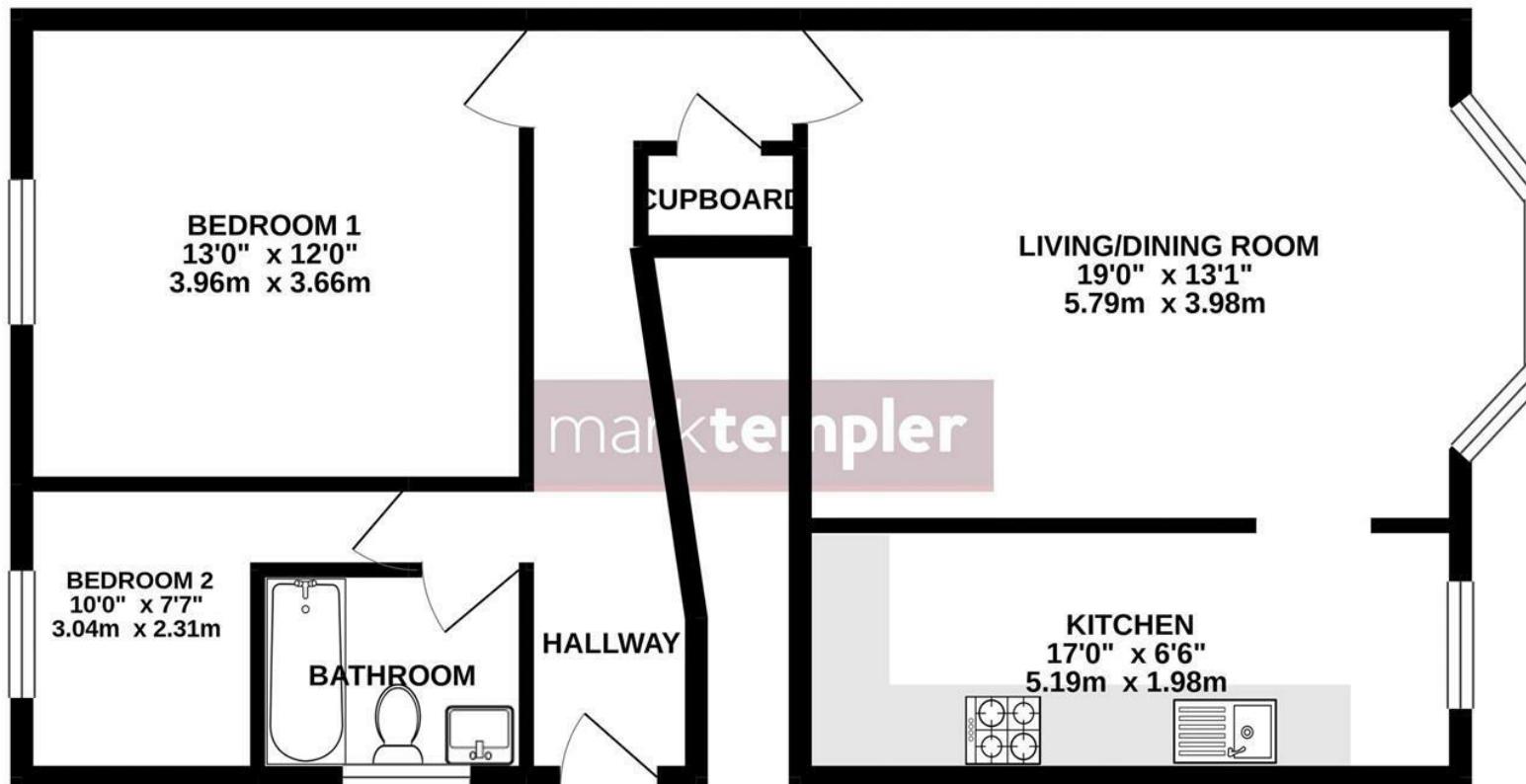


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## HALL FLOOR

696 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.6 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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