

Chipping Cross Clevedon BS21 5JQ

£275,000

marktempler

RESIDENTIAL SALES





	Property Type		How Big
	House - Semi-Detached		708.00 sq ft
	Bedrooms		Reception Rooms
2		1	
	Bathrooms		Warmth
1			Gas Central Heating
	Parking		Outside
	Driveway		Front & Rear
	EPC Rating		Council Tax Band
C		B	
	Construction		Tenure
Standard		Freehold	

This two-bedroom semi-detached house offers great potential and is ready for modernisation to suit your preferences. Located within a popular area close to riverbanks walks as well as local amenities.

The property is first approached by a driveway to the left hand side, adjacent to a patio front garden.

The property is accessed via an initial porch, leading into a sitting room at the front, which also features stairs to the first floor. To the rear, the kitchen/breakfast room includes a pantry cupboard and provides a practical space for everyday living. Adjacent to this, a timber conservatory offers versatile use, and opens into the back garden. Upstairs, there are two double bedrooms along with a family bathroom.

The back garden includes a patio seating area, a lawn with borders, and space for a shed. Additionally, the property is conveniently located close to Mary Elton Primary School, riverbank walks, and Strode Sports Centre.



A two-bedroom semi-detached house with potential for modernisation, close to local amenities.



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. Gas central heating.

This information has been provided by the sellers and is correct to the best of our knowledge

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps.

Mobile coverage is limited to likely.

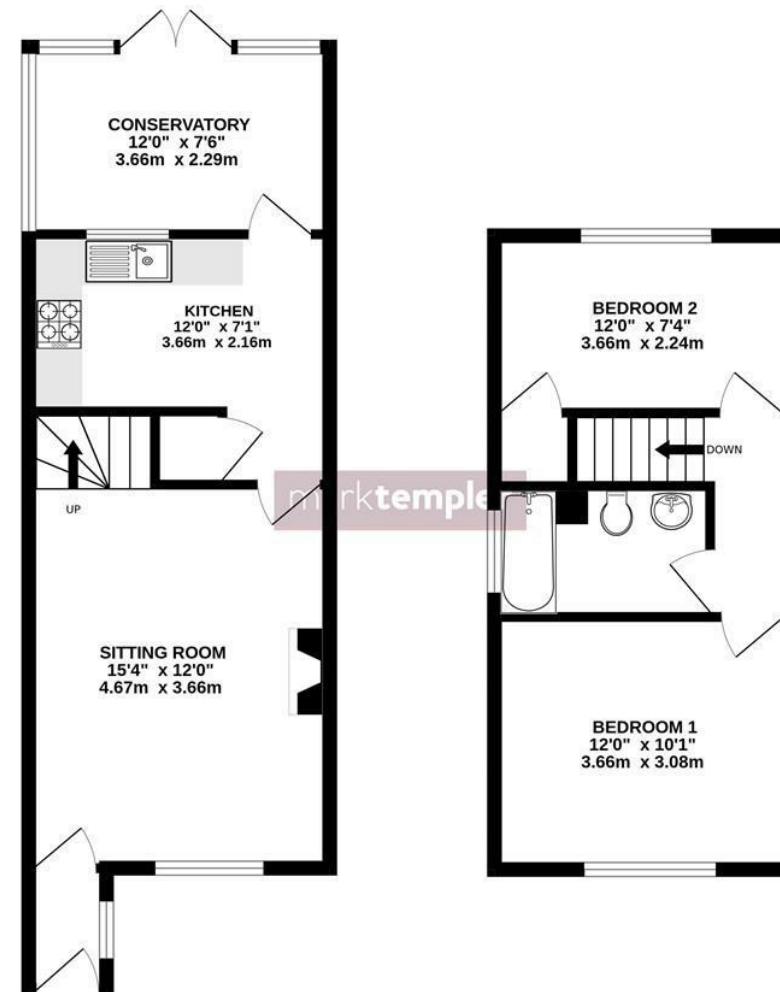
This information is sourced via the Sellers and checker.ofcom.org.uk, we advise you make your own enquires.

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GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.

1ST FLOOR
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 708 sq.ft. (65.8 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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