

Mantle Close Clevedon BS21 6FH

£360,000

marktempler

RESIDENTIAL SALES





	<b>Property Type</b>	<b>How Big</b>
	House - Townhouse	1057.00 sq ft
	<b>Bedrooms</b>	<b>Reception Rooms</b>
4		1
	<b>Bathrooms</b>	<b>Warmth</b>
2		Gas Central Heating
	<b>Parking</b>	<b>Outside</b>
	Off Road Parking	Rear Garden
	<b>EPC Rating</b>	<b>Council Tax Band</b>
C		C
	<b>Construction</b>	<b>Tenure</b>
Standard		Freehold

Set over three thoughtfully arranged floors, this contemporary townhouse occupies a cul-de-sac setting just a short stroll from Clevedon town centre. Offering generous, well-proportioned accommodation, it is ideal for families or those seeking versatile living space.

The ground floor welcomes you with a bright hallway and a fitted kitchen to the front, while the rear features a spacious open-plan living area that flows effortlessly onto a low-maintenance garden – perfect for relaxed indoor-outdoor living. A convenient cloakroom completes the floor.

Upstairs, the first floor boasts two double bedrooms, a family bathroom, and several useful storage cupboards. The top floor is home to the principal bedroom with an en-suite shower room and far-reaching views over Clevedon towards Strawberry Hill. A fourth bedroom offers flexibility as a child's bedroom, nursery, or home office.

Externally, in addition to the courtyard garden to the rear the property also benefits from an allocated parking space to the front. With shops, amenities, and transport links all within easy reach, this home perfectly combines comfort, practicality, and convenience.



Spacious, contemporary townhouse with gardens, parking, and views, just steps from Clevedon town centre



#### HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

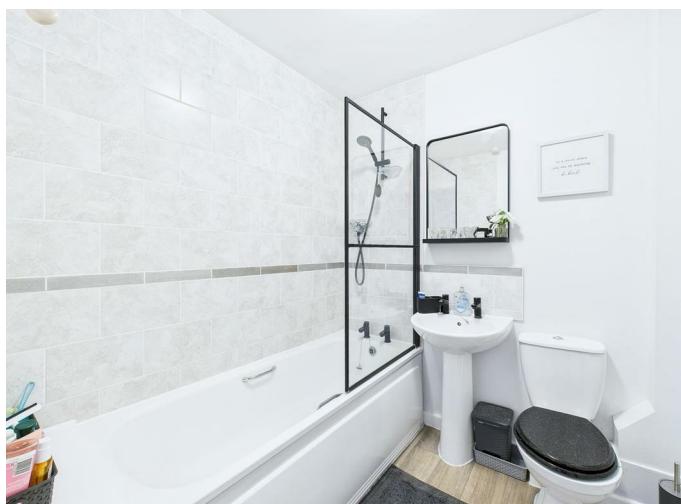
**Proof of Identification** - Please note there is a £12 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide 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 receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 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

### SHARED OWNERSHIP

The current owner is selling a 40% share of this property. We have received confirmation from the housing association, Guinness Partnership, that they are also willing to sell their 60% share. Therefore, we are offering the freehold purchase of 25 Mantle Close for £360,000.

Alternatively, a purchaser may choose to buy only the 40% share from the current owner. Please note that the lease has 82 years remaining, and the buyer would be responsible for any costs associated with extending it. The purchase price for the 40% share would be £144,000, with the rent on the remaining 60% being £411.67 per month, inclusive of buildings insurance.

Note: Guinness Partnership has confirmed that, should the full 100% of the property be purchased, the lease will cease to exist, and the new owner will hold the property as a freehold.

### 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 1000 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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