

Sunnyside Road Clevedon BS21 7TE

£195,000

marktempler

RESIDENTIAL SALES



**Property Type**

Apartment

**How Big**

619.00 sq ft

**Bedrooms**

1

**Reception Rooms**

1

**Bathrooms**

1

**Warmth**

Gas Central Heating

**Parking**

On Street

**Outside**

Rear Courtyard

**EPC Rating**

D

**Council Tax Band**

A

**Construction**

Standard

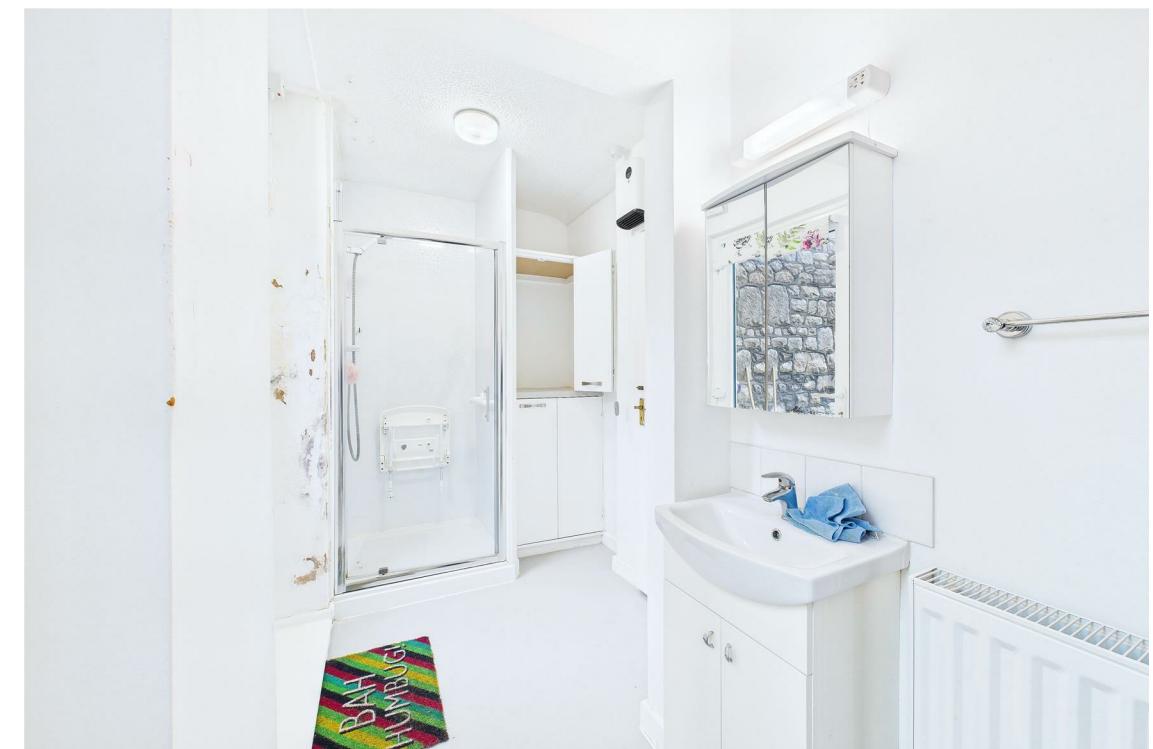
**Tenure**

Leasehold

Set along the tree-lined Sunnyside Road, just a short stroll from Clevedon town centre, Hill Road, and the beach, this charming Victorian hall floor apartment combines period character with excellent potential. Positioned within this elegant period building, the apartment enjoys high ceilings and generously proportioned rooms, which allow natural light to fill the living spaces throughout.

The accommodation, now in need of some updating, offers a fantastic opportunity for a new owner to create their ideal home. It comprises a spacious living room with a bay window, a separate kitchen, a well-sized double bedroom, and a bathroom. Outside, residents benefit from access to beautifully tended communal gardens, which extend around the property and provide a variety of seating areas. Additionally, the apartment enjoys the exclusive use of a private rear courtyard, currently accessed via the bathroom.

Ideally located for those wishing to enjoy both the vibrancy of the town and nearby green spaces, Sunnyside Road is within a short walk of Sunhill Park and the picturesque Clevedon Seafront. With its attractive location, period charm, and generous proportions, this property represents an exceptional opportunity for those looking to secure a Victorian home with significant potential. Offered for sale with no onward chain, early viewing is highly recommended.



Victorian apartment on Sunnyside Road, minutes 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

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

New 999 year lease from 2026

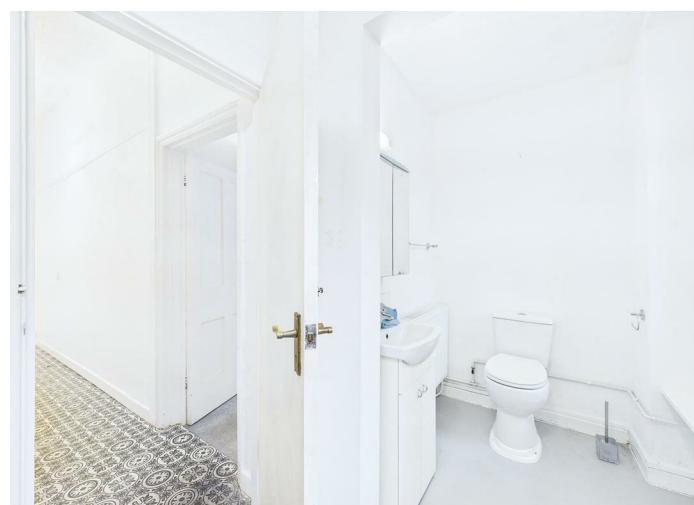
Service Charge = £1,697.50 pa (reviewed annually)

Ground Rent = £0 pa

The lease permits pets with permission from the Management Company

The lease does not permit letting or Air BNB

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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The Property
Ombudsman

Mark Templer Residential Sales and any joint agents wish to make the following clear: (i) They have no authority to make or give representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances, or measurements provided are approximate. The text, photographs, and plans are for guidance purposes only and may not be comprehensive. It should not be assumed that the property has all required planning permissions, building regulations, or other consents. Mark Templer has not tested any services, equipment, or facilities. Purchasers are advised to satisfy themselves through inspection or other means. (iii) In accordance with the Consumer Protection from Unfair Trading Regulations, please note that the working condition of services or kitchen appliances has not been verified by the agents. However, at the time of preparing these particulars, we were informed that all were in working order. Any items described within these property details are not automatically included within any sale and would need to be confirmed with the seller.

