

Melbourne Terrace Clevedon BS21 6HQ

£194,950

marktempler

RESIDENTIAL SALES





Property Type
Garden Flat



How Big
530.00 sq ft



Bedrooms
1



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
On Street



Outside
Garden to Rear



EPC Rating



Council Tax Band
A



Construction
Standard



Tenure
Freehold

A well-presented one-bedroom garden flat, forming part of an attractive period building shared with just one other flat. Ideally positioned almost immediately to the town centre, the property offers easy access to a range of shops, cafés and restaurants, as well as convenient access to the M5 motorway.

The accommodation is well presented throughout and benefits from gas central heating. An entrance hallway leads into a spacious living room, while the generously sized bedroom is situated to the front of the property. The stylish kitchen provides ample storage, space for appliances and room for a small table, with a modern bathroom completing the accommodation.

A particular feature of the property is its own private rear garden. Low maintenance and offering a great spot to sit and relax, the garden provides a pleasant outdoor space that is ideal for enjoying during the warmer months.

On-street parking is available nearby. With its convenient town-centre location, private garden and well-presented accommodation, this property would make an ideal first-time purchase or investment opportunity.



Well-presented one-bedroom garden flat, ideally located for the town centre, offering stylish accommodation, private outdoor space and excellent motorway access.



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £24 (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 variable 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

999 year lease from 25.12.2012

There is no monthly service charge, the each owner pays a contribution to the insurance for the building annually. This cost is estimated at £180 per annum.

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.

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