Hill Road Clevedon BS21 7NE | £210,000

marktempler
RESIDENTIAL SALES









Property Type
Apartment

How Big
437.00 sq ft

Bedrooms
1

Reception Rooms
1

Bathrooms
1

Warmth
Gas Central Heating

Parking
On Street

Outside
Courtyard

EPC Rating
C

Council Tax Band
A

Construction
Standard

Tenure
Leasehold

Situated in a fantastic mid-Clevedon location, Da Vinci House is a charming one-bedroom apartment within an eye-catching period building, offering well-presented accommodation, a private courtyard and convenient access to the town's many amenities. The property is an ideal opportunity for a first-time buyer and is offered for sale with no onward chain.

Accessed via a gently sloping path from road level, the property is approached through a communal entrance hall shared with just two other flats. Inside, a welcoming hallway provides access to the accommodation and features a useful storage cupboard. The property benefits from double glazing throughout. The impressive open-plan kitchen and living room provides a bright and sociable heart to the home. The contemporary kitchen offers modern units and appliances, with ample space for a dining table alongside a comfortable seating area. A glazed single door opens directly onto the courtyard, creating a pleasant connection between the living space and outside. The double bedroom is well proportioned, while the contemporary bathroom is finished to a modern, stylish finish.

Outside, the enclosed courtyard is bounded by fencing and an attractive stone wall, providing a private and useful outdoor space. The property backs directly onto Herbert Gardens public park, offering an appealing green outlook and further outdoor space close to home. There is also an external store, ideal for general storage and keeping bicycles.

The location is particularly convenient, with the popular Hill Road just a short walk away, offering a wide range of independent shops, cafés and restaurants. Clevedon seafront is also within walking distance, making this an excellent opportunity to enjoy the best of Clevedon's coastal lifestyle.

On-street parking is available nearby, while the combination of its attractive period setting, courtyard, park outlook and central location makes this a particularly appealing first-time purchase.





A charming one-bedroom apartment in a striking period building, with courtyard garden, park outlook and excellent mid-Clevedon location, offered chain free.





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.

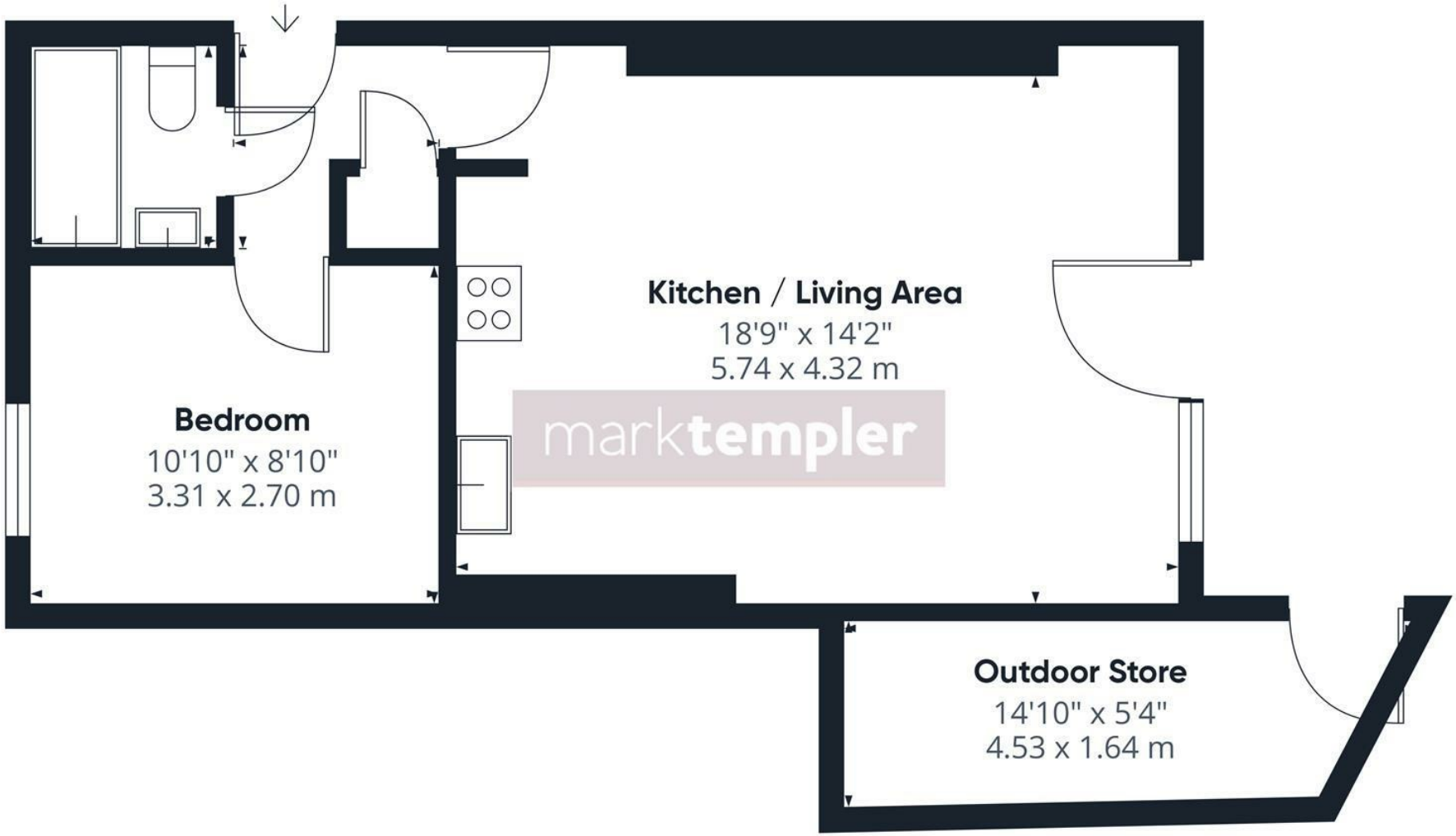
BROADBAND AND MOBILE COVERAGE
Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 1000 Mbps.
Mobile coverage is good outdoor and variable in-home. Subject to your network.

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 01.01.2011
Service Charge = £1,414.44 pa
Ground Rent = £2.50 pa
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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