Princes Road Clevedon BS21 7NQ | £215,000

marktempler
RESIDENTIAL SALES









Property Type
Flat

How Big
882.64 sq ft

Bedrooms
1

Reception Rooms
1

Bathrooms
1

Warmth
Gas Central Heating

Parking
Allocated Space

Outside
Front and Rear Garden

EPC Rating
D

Council Tax Band
B

Construction
Standard

Tenure
Leasehold

This spacious one-bedroom hall floor flat offers generously proportioned accommodation, attractive period features and high ceilings throughout, creating a wonderful sense of light and space. With a particularly large bedroom, an impressive living/dining area and gardens to both the front and rear, the property offers a great combination of character and practicality. An allocated parking space is an added benefit.

Upon entering, a large hallway provides a welcoming introduction to the property, with a substantial storage cupboard and two further cupboards conveniently positioned near the bedroom. The living/dining area is a standout feature, offering ample room for both relaxing and entertaining. A beautiful bay window enhances the natural light, while a decorative ceiling rose adds character and charm.

The kitchen is dual aspect, with windows overlooking the rear, allowing plenty of natural light to flow through the space. Matching wall and floor-mounted units provide useful storage and a practical working environment. The exceptionally spacious bedroom is another highlight, featuring dual-aspect windows, a decorative ceiling rose and plenty of room for bedroom furniture. The bathroom comprises a WC, wash basin and window, providing natural light and ventilation.

Outside, the property benefits from gardens to both the front and rear. The front garden is laid to lawn and complemented by mature bushes, creating an attractive approach. To the rear, a good-sized lawned garden offers further outdoor space to enjoy, whether relaxing in the sunshine, gardening or entertaining during the warmer months. An allocated parking space provides additional convenience.

The property combines generous room sizes and useful outdoor space, making it an appealing option for first-time buyers or downsizers. With high ceilings throughout, a spacious layout and the added advantage of allocated parking, this hall floor flat offers a distinctive home with plenty to appreciate.





“An appealing hall floor flat combining elegant period features, generous proportions and desirable outdoor space.”





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.

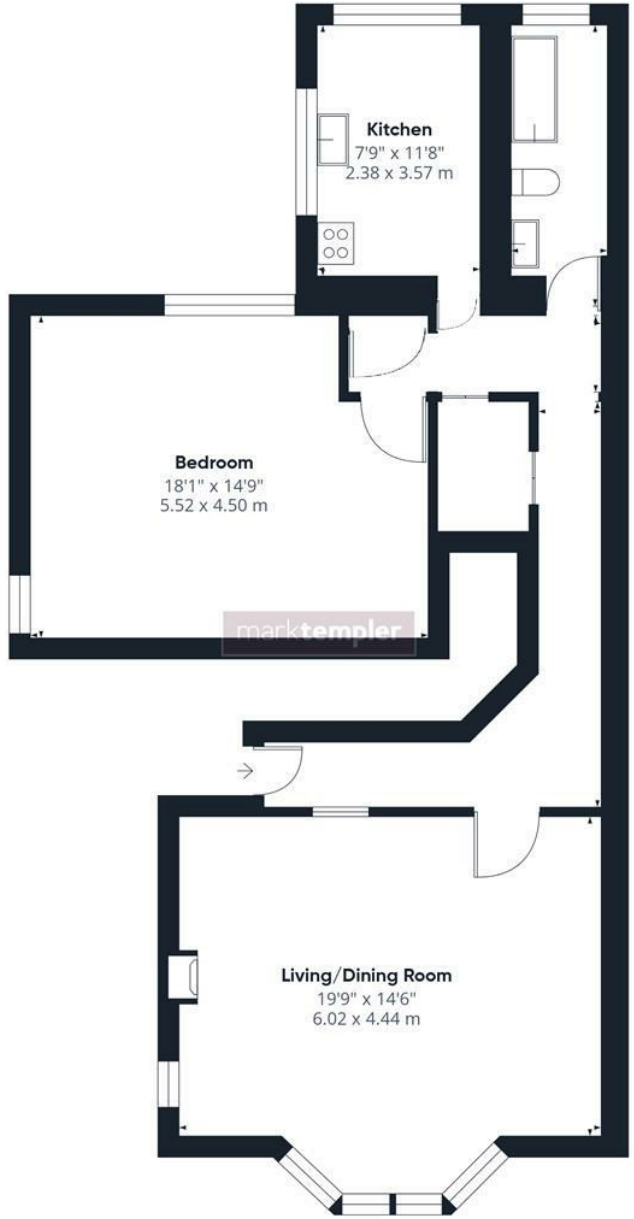
This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.

LEASE INFORMATION

999 year lease from 03.07.1974
Service Charge = £720 pa
Ground Rent = £0 pa
The lease does not permit pets
The lease does not permit letting
Holiday Lets/Airbnb – We are unable to confirm whether the lease permits holiday lets or Airbnb use. However, the seller understands that the flat may only be occupied by the owner.
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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