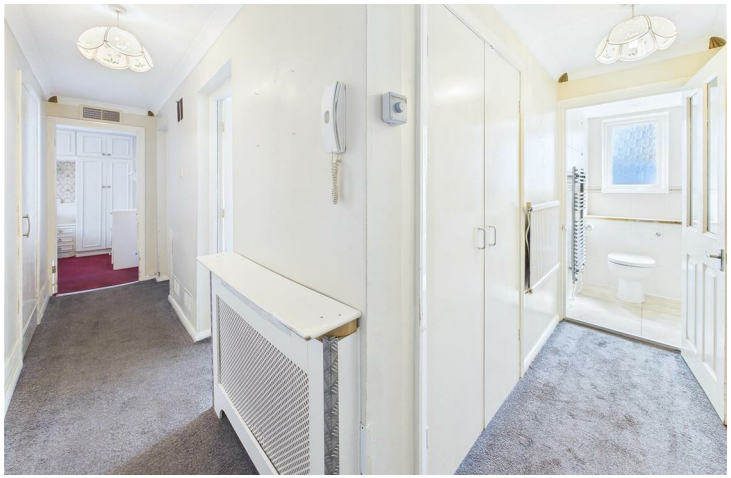
Cherry Avenue Clevedon BS21 6DY

£130,000

marktempler
RESIDENTIAL SALES



Property Type
Flat

How Big
624.30 sq ft

Bedrooms
1

Reception Rooms
1

Bathrooms
1

Warmth
Gas Central Heating

Parking
Residents Parking

Outside
Communal Garden

EPC Rating
C

Council Tax Band
A

Construction
Standard

Tenure
Leasehold

Situated in a popular residential area of Clevedon, this well-presented one-bedroom apartment offers comfortable and practical accommodation, making an ideal first-time purchase, investment or home for those looking to enjoy the convenience of living close to the town. The property provides well-proportioned rooms, excellent storage and a straightforward layout, creating a comfortable home with plenty of potential. The property also has no onward chain.

The accommodation briefly comprises a welcoming entrance hall with four useful storage cupboards, providing excellent everyday practicality. The spacious living room offers ample room for both comfortable seating and a dining area, while the separate kitchen is fitted with matching wall and floor units and provides further storage and workspace. The generous double bedroom benefits from built-in storage, helping to maximise the available space.

The wet room is fitted with an open shower, WC and wash hand basin, with a window to the rear providing natural light and ventilation. The property has been thoughtfully arranged to provide everything required for comfortable modern living, whilst the excellent storage throughout is a particular feature.

Cherry Avenue is situated within a well-established residential area of Clevedon, providing convenient access to the town's amenities, shops, cafés and restaurants. Clevedon's attractive seafront, Victorian pier and picturesque coastal walks are also within easy reach, offering the opportunity to enjoy everything this popular North Somerset town has to offer.

Offering well-planned accommodation, excellent storage and a convenient Clevedon location, this appealing one-bedroom apartment represents an excellent opportunity for a range of buyers. Whether you're looking for your first home, a manageable property or a sound investment, this is a property that deserves closer inspection.

"A practical home with excellent storage and convenience."

HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

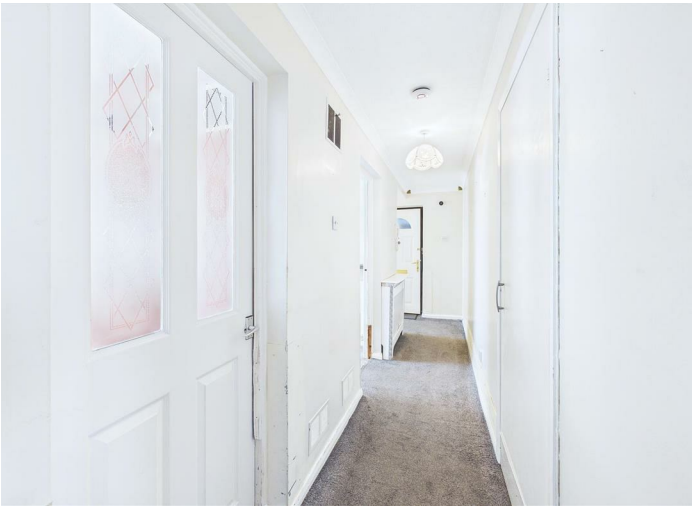
Proof of Identification - Please note there is a £24 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original 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.

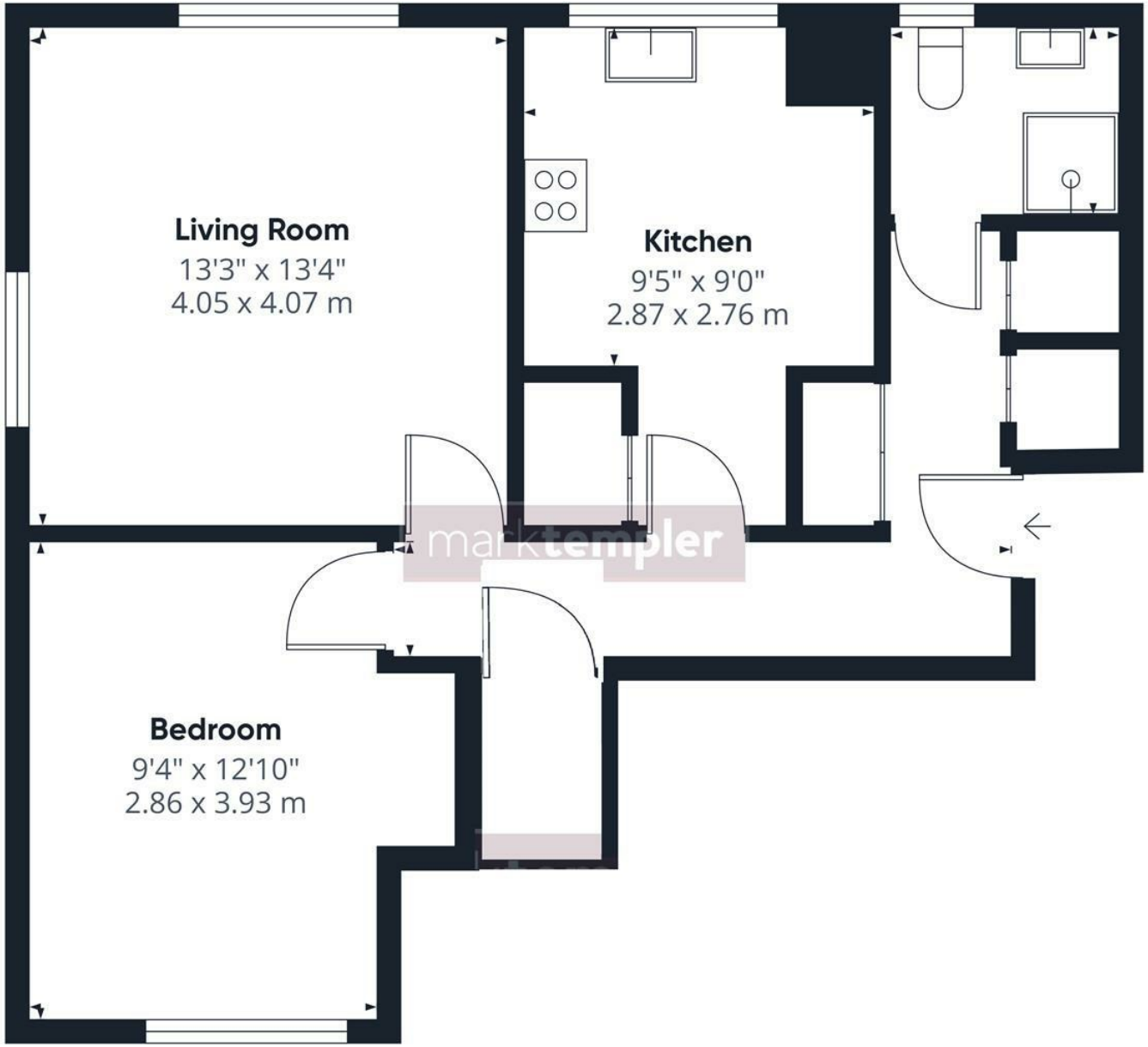
BROADBAND AND MOBILE COVERAGE
Standard broadband available with highest available download speed 15 Mbps and highest available upload speed 1 Mbps.
You may be able to obtain broadband service from fixed wireless access providers covering this area – EE or Three
Mobile coverage is good outdoor and in-home. 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
125 year lease from 26.02.1990
Service Charge = £288 pa
Maintenance and Ground Rent = £1,255.82 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.

For the latest properties and local news follow Mark Templer Residential Sales, Clevedon on:

YouTube



The Property Ombudsman

naea | propertymark PROTECTED

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.