

St. Marys Grove Bristol BS48 4NJ

£345,000

marktempler

RESIDENTIAL SALES





Property Type

House - Semi-Detached



How Big

879.00 sq ft



Bedrooms

3



Reception Rooms

1



Bathrooms

2



Warmth

Gas Central Heating



Parking

Driveway + EV Charger



Outside

Front and Rear



EPC Rating

B



Council Tax Band

C



Construction

Standard



Tenure

Freehold

This beautifully presented, nearly new home forms part of the highly regarded Netherton Grange development, positioned on the south-western fringe of Nailsea. Having been thoughtfully styled by the current owners, the property offers a warm and inviting feel, complemented by a neutral colour palette that will appeal to a wide range of buyers. The setting strikes a perfect balance between modern convenience and access to open countryside, making it ideal for families and professionals alike.

The accommodation begins with a welcoming entrance hall that sets the tone for the rest of the home. To the front, a comfortable living room provides a relaxing retreat, while to the rear, a contemporary kitchen/dining room creates a sociable hub, perfect for both everyday living and entertaining. A generously sized downstairs cloakroom, along with an understairs cupboard, offers excellent additional storage with potential for further practical use. Upstairs, a spacious landing leads to three well-proportioned bedrooms and a modern family bathroom. The principal bedroom benefits from built-in wardrobes and a stylish en-suite shower room, adding a touch of luxury.

Outside, the property continues to impress with a driveway to the side providing off-road parking and an EV charging point. The enclosed rear garden offers a safe and private space, ideal for entertaining, relaxing, or enjoying family time.

Perfectly positioned, the home is within easy reach of local amenities including the Grove Sports Centre, well-regarded schools, shops, and popular pubs, as well as scenic countryside walks right on the doorstep.

This is a superb opportunity to acquire a turnkey home in a desirable location, offering modern living in a community-focused setting with excellent access to both town and countryside.



“A beautifully finished home where contemporary design meets everyday comfort, perfectly positioned to enjoy both vibrant local amenities and peaceful countryside walks.”



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

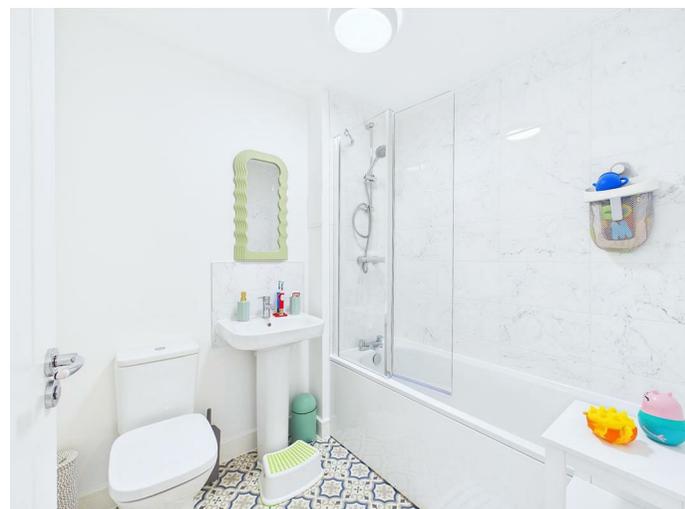
UTILITIES

Mains electric, gas, water and drainage.

BROADBAND AND MOBILE COVERAGE

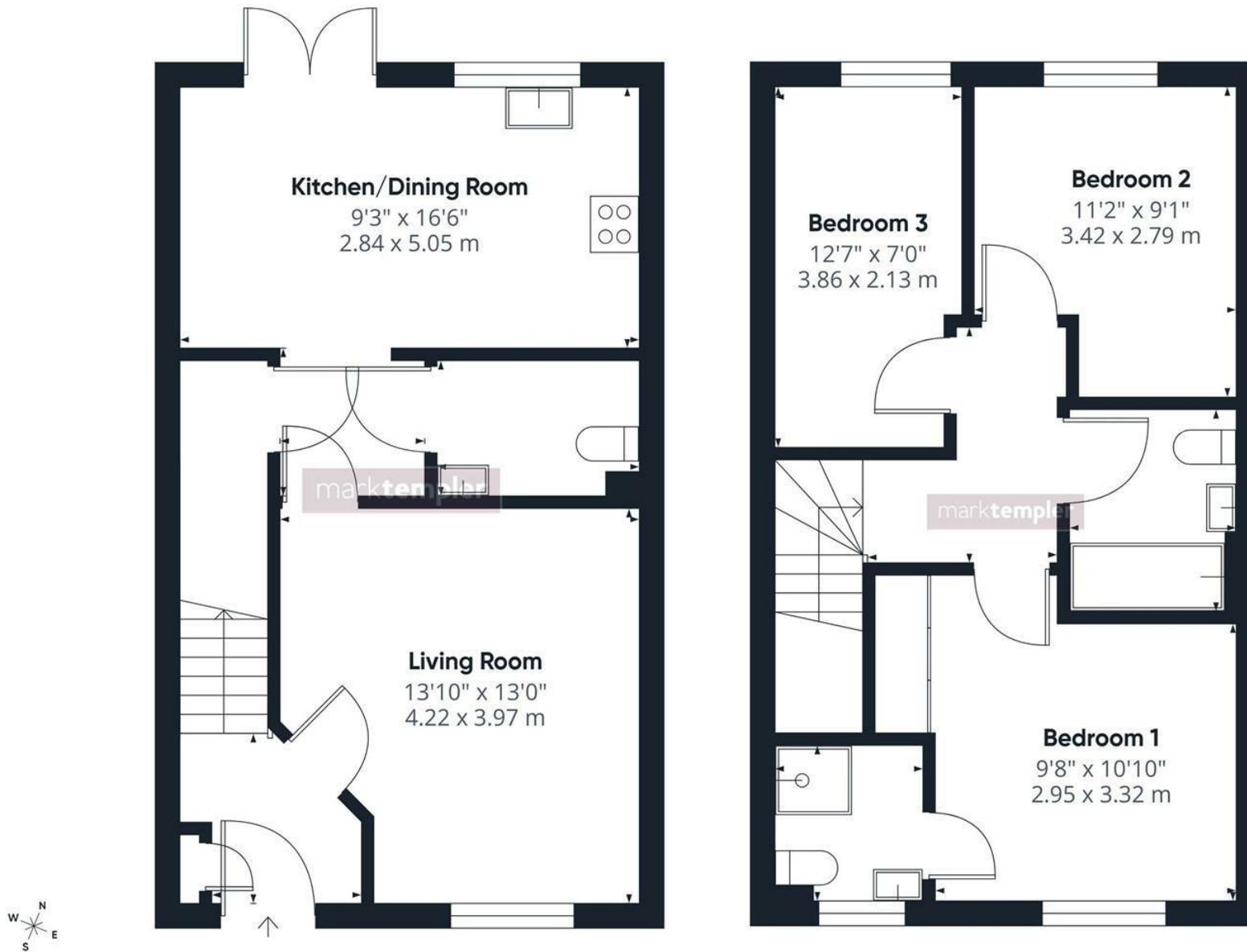
Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 900 Mbps. Mobile coverage is good outdoor and in-home. Subject to your network.

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.



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





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.