

12 Graitney Close Cleeve BS49 4NJ

£385,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Detached house



HOW BIG  
1150.80 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
3



BATHROOMS  
1



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off street and garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
D



COUNCIL TAX BAND  
D



Delightful detached family home situated within a generous corner plot backing onto fields – This lovely three bedroom house is presented to the market with no onward chain, ideally located within a substantial corner plot providing the opportunity to extend and develop (subject to planning permission), whilst enjoying views over open farmland behind. Whilst the property would benefit from some modernisation, it offers great potential for a buyer to put their own stamp on the property and transform it into their dream home. The light and airy accommodation is traditionally laid over two floors with an entrance porch, hallway, a spacious lounge that is open to the breakfast area, separate dining, kitchen and conservatory all to the ground floor. Upstairs enjoys three bedrooms and family bathroom.

Outside enjoys a sizable corner plot wrapping around the front, side and rear, enjoying a beautiful outlook over the adjoining fields. Predominately laid to lawn, this is an ideal environment for families with plenty of space to enjoy and a perfect blank canvas for those keen gardeners. Off street parking is provided at the front of the property with a private driveway in front of the garage.

The village of Cleeve is ideally located for those looking to commute, Bristol City Centre can be accessed from a short drive or mainline railway connecting at both Yatton and Backwell and Bristol International Airport is a very short drive away. The village of Cleeve has numerous amenities including a beauty salon, village shop, village hall that doubles up as a country public house and village shop.







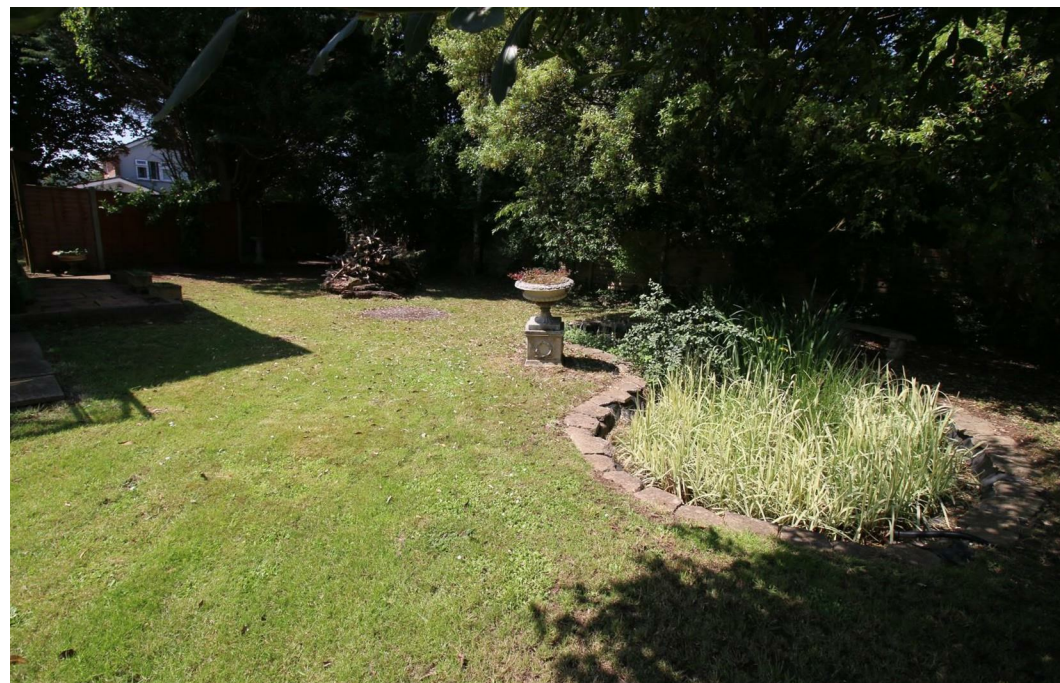






## Generous corner plot with views over fields in Cleeve

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### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.





## Up your street...

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Claverham Village Hall & Tannery Bar

Goblin Combe Nature Reserve

"The Maple" Restaurant

Church of Holy Trinity

Cleeve Nursery & Garden Centre

Court de Wyck & Backwell Secondary School  
Catchment



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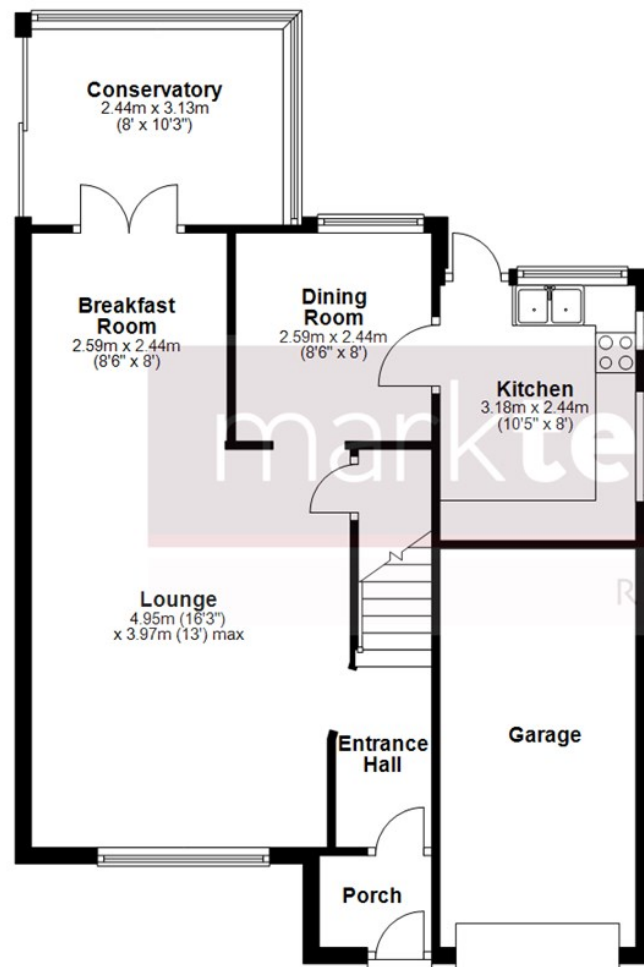






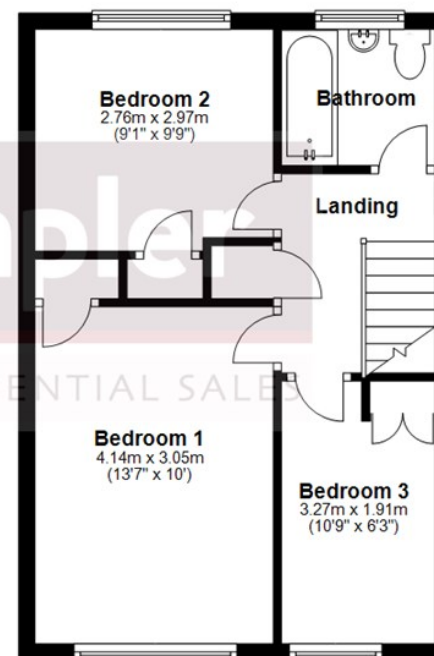
### Ground Floor

Approx. 68.7 sq. metres (739.1 sq. feet)



### First Floor

Approx. 38.2 sq. metres (411.7 sq. feet)



Total area: approx. 106.9 sq. metres (1150.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.