

79 Claverham Road Claverham BS49 4LD

£475,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Detached house



HOW BIG  
1255.20 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
2



BATHROOMS  
2



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 three-bedroom extended family home with views over Claverham countryside and no onward chain – 79 Claverham Road is a loved family home, enjoying a generous extended three-bedroom layout, and is presented to the open market for the first time in almost forty years.

The spacious accommodation would benefit from some modernisation, with further potential to extend to the side and rear (subject to planning permission). Accessed via a spacious entrance hall with stairs leading to the first floor and doors to all principal rooms. The bay-fronted lounge/dining room benefits from a delightful dual aspect, creating a bright and airy environment for the whole family to enjoy, with double-glazed doors opening onto the rear garden. Off the dining area is an additional room, added by the current owners some years ago. Historically used as the third double bedroom, it also provides the potential for use as a home office or playroom. The kitchen/breakfast room boasts a range of fitted wall and base cabinets, along with an integrated gas hob and double oven. A rear lobby provides access to the rear garden and has a cloakroom/WC. When first built, the first floor consisted of three bedrooms, but the current owners have opened two bedrooms into one, creating an exceptionally spacious principal bedroom, a second double bedroom and a family bathroom.

Outside, the property enjoys a beautiful rear garden laid with manicured lawn and box hedging borders. The garden itself is a gardener's delight, featuring a variety of well-positioned shrubs and flowers, and plenty of room for those who want an allotment space. The rear garden also benefits from backing onto Claverham's countryside with fields to the property's rear. The front of the property is pleasantly set back from the road, with a pretty lawned garden and driveway to the side, providing off-street parking for numerous vehicles and access to the garage.

Claverham is a highly sought-after country location, just south of Bristol, enjoying easy commuter access to the city centre. For those looking to travel by motorway, easy connections can be made at both Clevedon and Weston Super Mare. Alternatively, the mainline railway station is in nearby Yatton.













## Charming outlook over Claverham's countryside

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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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Glorious countryside walks across Cadbury Hill and Claverham's countryside

Level access to Yatton's village centre

Choice of sought after primary schools in Yatton and Claverham

Cadbury House leisure club with celebrity chef restaurant

St Barnabus Church in Claverham

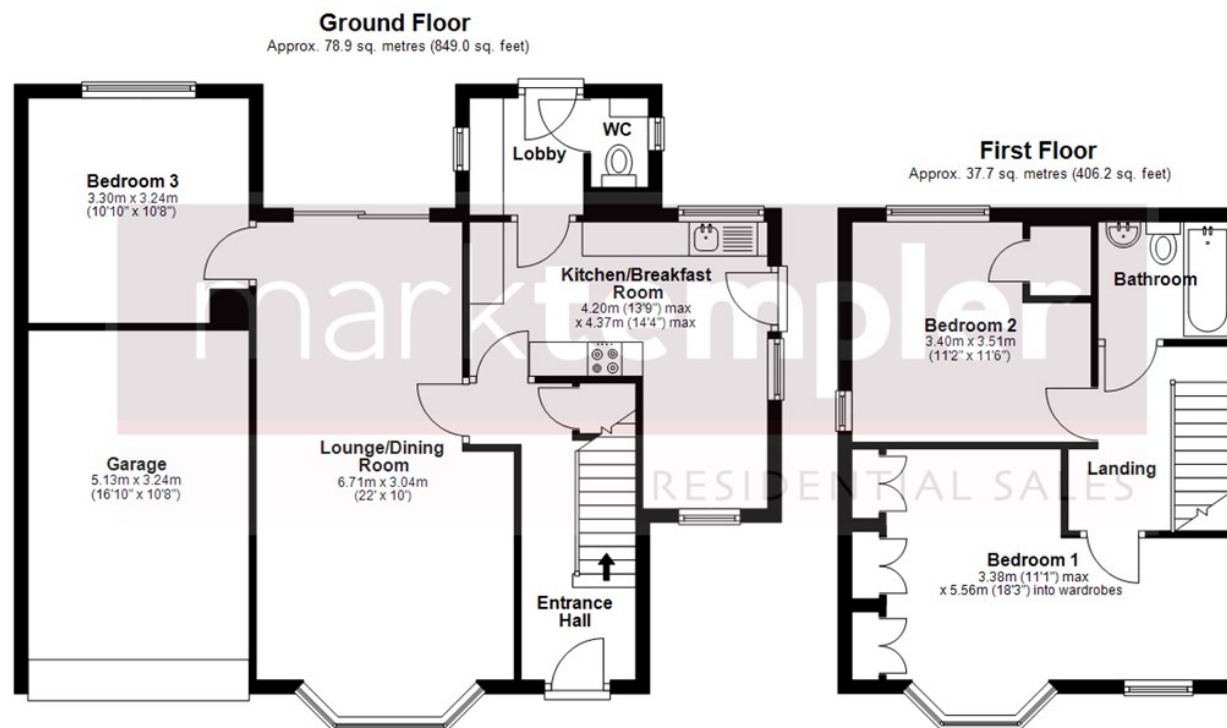
Yatton's mainline railway station



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Total area: approx. 116.6 sq. metres (1255.2 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.