

6 Mendip Orchard Compton Martin BS40 6DT

£309,950

marktempler

RESIDENTIAL SALES





	PROPERTY TYPE		HOW BIG
Terrace house	562.00 sq ft		
	BEDROOMS		RECEPTION ROOMS
2		1	
	BATHROOMS		WARMTH
1		uPVC double glazing and gas fired central heating	
	PARKING		OUTSIDE SPACE
Off street		Rear	
	EPC RATING		COUNCIL TAX BAND
B		D	

Fantastic modern home with an exceptional finish throughout, on the fringes of Compton Martin village – This beautifully presented modern two bedroom house, provides a superb opportunity for first time purchasers, investors, and those looking to downsize to a property in the countryside. Constructed in 2020 by the highly regarded Freemantle Developments, this delightful property has been carefully loved by the current owners. The light and airy accommodation is accessed via the entrance porch, quality kitchen with quartz work surface and Neff appliances, living area opening to the rear garden and wc all to the ground floor. Upstairs benefits from two double bedrooms and family bathroom.

Outside, the rear gardens enjoy a private aspect, backing on to orchards. The patio leads directly from the living area and is nicely segregated from the lawn with raised sleeper beds with a selection of established shrubs. To the very rear of the garden, you have a second seating area with the additional benefit of a shed with power supply. The front enjoys mature shrub boarders and tandem off street parking for two vehicles.

Mendip Orchard is a charming development of 10 modern properties, benefiting from the use of local natural stone, creating a design of character in sympathy with its village location. The village of Compton Martin is ideally placed with its connections to Bristol and Bath as well as the Mendip Hills and surrounding countryside. The village itself has a strong community with a well regarded local public house and shops.



## Nearly new home in the sought after Chew Valley village of Compton Martin



### 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...

Glorious countryside walks on the Mendip Hills, an area of outstanding natural beauty

Yeo Valley organic gardens and award winning canteen

Selection of highly popular village schools in surrounding villages

Cosy local village Public House, The Ring O'Bells

St Michael's Church

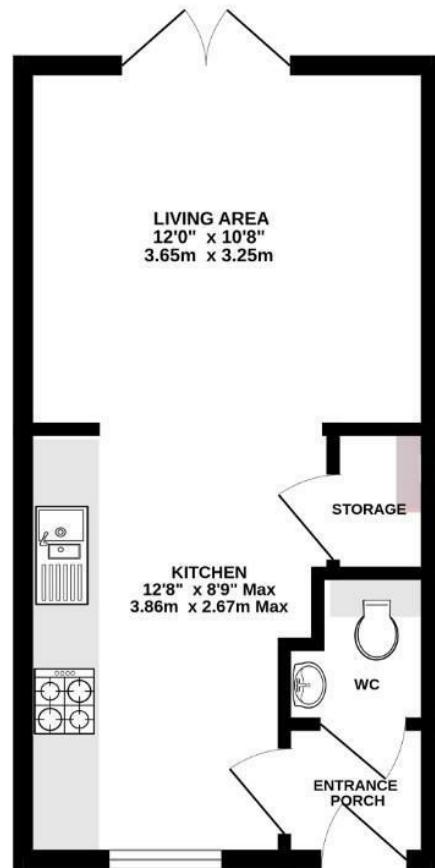
Easy access to Bristol city centre and Wells

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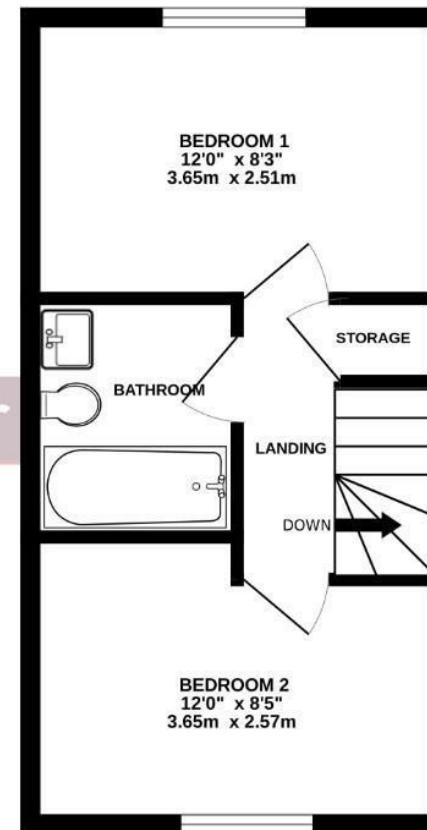




GROUND FLOOR  
279 sq.ft. (25.9 sq.m.) approx.



1ST FLOOR  
283 sq.ft. (26.3 sq.m.) approx.



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TOTAL FLOOR AREA : 562 sq.ft. (52.2 sq.m.) approx.

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.

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