

Apartment 6 Cleeve Court Main Road Cleeve BS49 4PE

£375,000

marktempler

RESIDENTIAL SALES





	PROPERTY TYPE		HOW BIG
First floor apartment	950.00 sq ft		
	BEDROOMS		RECEPTION ROOMS
2	1		
	BATHROOMS		WARMTH
1		Bio mass heating	
	PARKING		OUTSIDE SPACE
Two off street	Communal grounds		
	EPC RATING		COUNCIL TAX BAND
C	C		

Set within the charming, unique and private former Manor House, Cleeve Court. This exceptional two double bedroom first floor apartment offers substantial accommodation with the finest quality of finish throughout. Having been recently restored and sympathetically converted into this executive development of nine rural apartments by the highly regarded local developers, Developments Bristol.

Apartment 6 offers generous accommodation in the region of 950 sq ft and benefits from elevated views over lavish woodland and a range of charming period features including arched windows and cornice. Enjoying a modern open plan layout with a generous lounge kitchen diner, boasting a range of quality fittings including Corian kitchen worksurfaces and a range of Bosch fitted appliances, two spacious double bedrooms and shower room.

Set within generous lawned communal grounds, beautifully presented with established planting and an open outlook to the southerly aspect and woodlands bordering to the north. Further benefits include two parking spaces.

Cleeve Court is an exceptional Grade II listed Regency house that has been beautifully converted into nine charming apartments set within extensive grounds within the semi rural village of Cleeve. Cleeve offers a selection of shops and other local amenities which are just a short level walk away. Schooling is provided for at the nearby Backwell Comprehensive for the seniors, and Court de Wyck at Claverham for the juniors. For those looking to commute, Bristol City Centre can be accessed via a short drive, or mainline railway connection at Yatton.



## Elegant period apartment with views over Cleeve's countryside



### 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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## First Floor Apartment Six

Two Bedroom

F6



With elevated views over the lavish parkland, this spacious 2 bedroom apartment with beautiful double arched windows, is bathed in light throughout much of the day. The generous living/kitchen room provides panoramic rural views and gives plenty of space to make the perfect home.

\*Floorplans with approximate dimensions and kitchen layouts

## Dimensions

## Lounge &amp; Kitchen/Dining

8969 x 5669mm (29' 4" x 18' 6")

## Bedroom 1

5069 x 2618mm (16' 6" x 8' 6")

## Bedroom 2

3575 x 2399mm (11' 7" x 7' 9")

## Shower Room

1800 x 2125mm (5' 9" x 6' 10")

## Hall

4524 x 2605mm (14' 8" x 8' 5")

