

6 Graitney Close Cleeve BS49 4NJ

£325,000

marktempler

RESIDENTIAL SALES







#### PROPERTY TYPE

Semi detached house



#### HOW BIG

1054.20 sq ft



#### BEDROOMS

3



#### RECEPTION ROOMS

3



#### 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



Beautifully presented three-bedroom home, ideally situated within a quiet cul-de-sac in the semi rural village of Cleeve and offered to the market with no onward chain. 6 Graitney Close is a much-loved property, offering extended ground floor living accommodation with a modern open-plan layout, aswell as convenient access to local shops, restaurants and transport links to Weston Super Mare and Bristol. Upon entering, a welcome addition of a porch allows for handy storage of coats and shoes. The sitting room is to the front and flows beautifully into the hub of the home, a wonderful kitchen diner that is ideal for entertaining, allowing a modern way of living. A family room is accessed from the kitchen diner via double doors where you will discover a further reception room with a utility cupboard and shower room off. Finishing off the ground floor accommodation is a conservatory. A tranquil spot to sit, relax, and enjoy the wildlife in the mature rear garden. To the first floor, you have three bedrooms along with a family bathroom, two of the bedrooms being generous doubles.

The mature rear garden is enclosed with a mixture of feather edge and panel fencing and is festooned with a wonderful array of mature shrubs and bushes that, along with a pond, are sure to attract wildlife for you to observe. The main area is laid to lawn with a patio seating area at each end to utalise for entertaining, making this a wonderful area for family and friends alike. A courtesy door to the garage also provides handy access. The front is laid to decorative stone with a block paved border providing additional off-street parking to the adjacent driveway that leads to the car port and 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 and village hall that doubles up as a country public house and village shop.





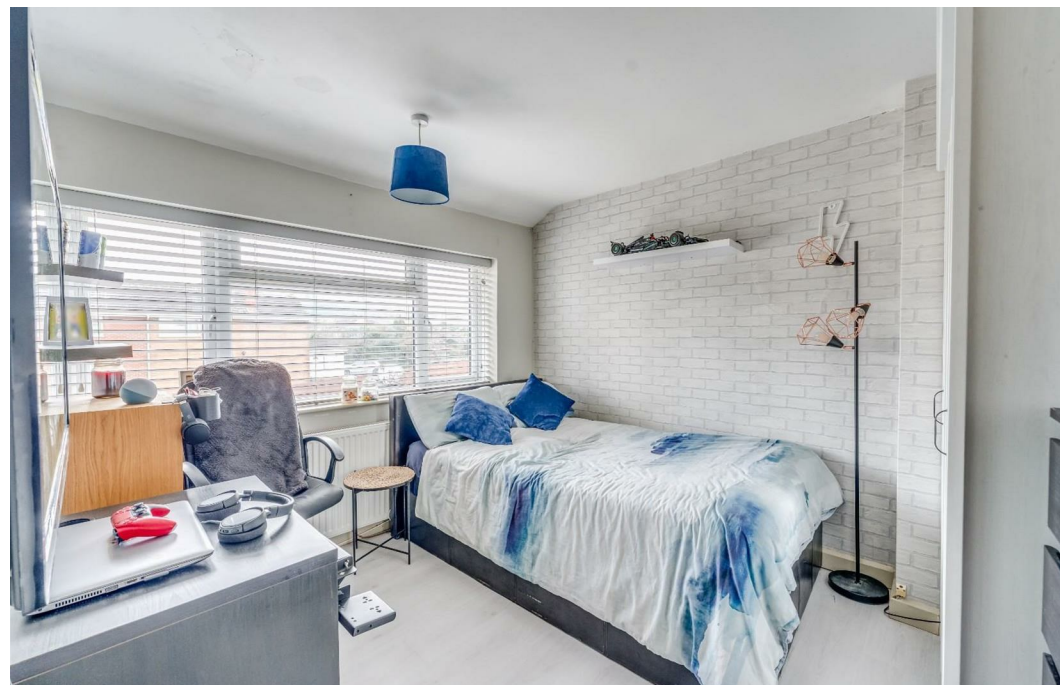








## Extended three bedroom family home in the village of Cleeve



### 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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Cleeve Village Hall & 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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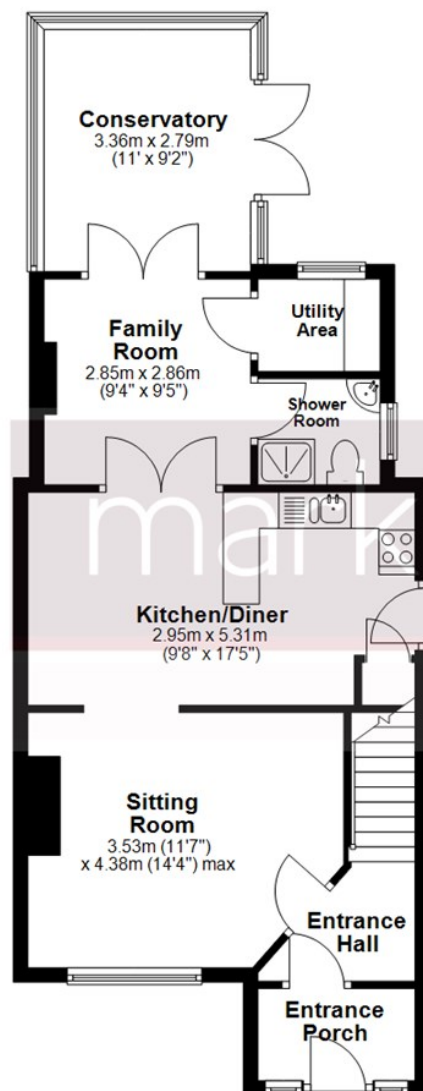






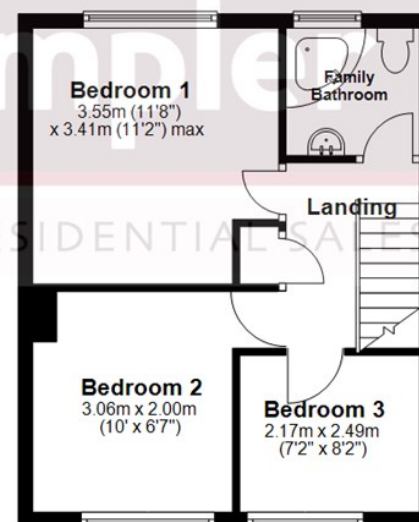
### Ground Floor

Approx. 62.0 sq. metres (667.1 sq. feet)



### First Floor

Approx. 36.0 sq. metres (387.1 sq. feet)



Total area: approx. 97.9 sq. metres (1054.2 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.