

10 Claverham Park Claverham BS49 4LS

£445,000

marktempler

RESIDENTIAL SALES





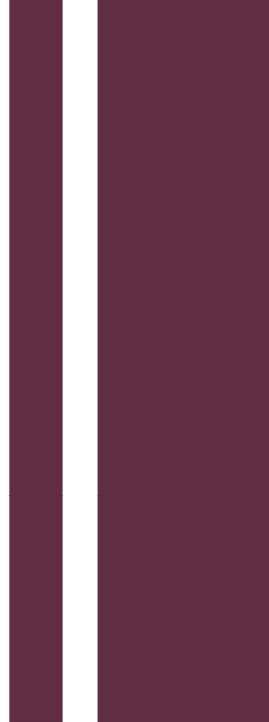
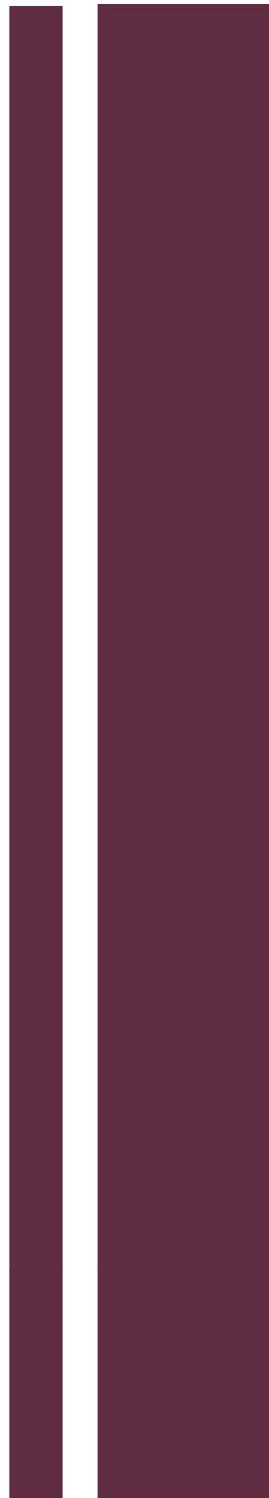
	<b>PROPERTY TYPE</b>		<b>HOW BIG</b>
End of Terrace house	1433.60 sq ft		
	<b>BEDROOMS</b>		<b>RECEPTION ROOMS</b>
4		3	
	<b>BATHROOMS</b>		<b>WARMTH</b>
3		uPVC double glazing and gas fired central heating	
	<b>PARKING</b>		<b>OUTSIDE SPACE</b>
Off street and double garage		Front and rear	
	<b>EPC RATING</b>		<b>COUNCIL TAX BAND</b>
C		C	

A stunning four-bedroom family home with a layout ideal for modern family life - This wonderful end-of-terrace property has been extended over the years to create a spacious family home in the popular semi-rural village of Claverham. Accessed via a practical porch area, this opens into the generous and welcoming entrance hall, providing ample space for all of the family's necessities. The well-appointed kitchen diner is to the rear of the property and offers a selection of built-in appliances along with a breakfast bar, and opens into the conservatory, which in turn opens out onto the sunny rear garden. A welcome addition of a separate utility is also on offer with a shower room off. To the front are two well-proportioned reception rooms, adding to the flexible living accommodation available. Upstairs provides four bedrooms, three of which are doubles, along with the family bathroom. The principal bedroom has en-suite facilities.

The rear garden is enclosed and laid to both patio and lawn with a pathway leading to the rear where you will discover additional off-street parking, accessed from Chapel Lane via secure double gates. The double garage is accessed from the garden and has an electric roller shutter door, and power and light connected. This great addition offers potential future development, subject to the relevant permissions. This outside space enjoys a wonderful, private, and open aspect that is flanked on one side by railway sleepers that create a raised bed containing a variety of shrubs, along with a water feature to soothe your worries away whilst enjoying the summer months. The front is laid to decorative stone bordered by planted beds containing a variety of shrubs and bushes, a block paved driveway is adjacent providing off-street parking for two vehicles.

Claverham is a great commuter village, situated in an excellent position to take advantage of the commuter base for Bristol. There is a main line railway station at both Yatton and Backwell, and with the A370 just down the road, both Bristol City Centre and the M5 Motorway network are only a short drive.







Beautifully presented four bedroom family home, situated within the semi-rural village of Claverham



#### 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.

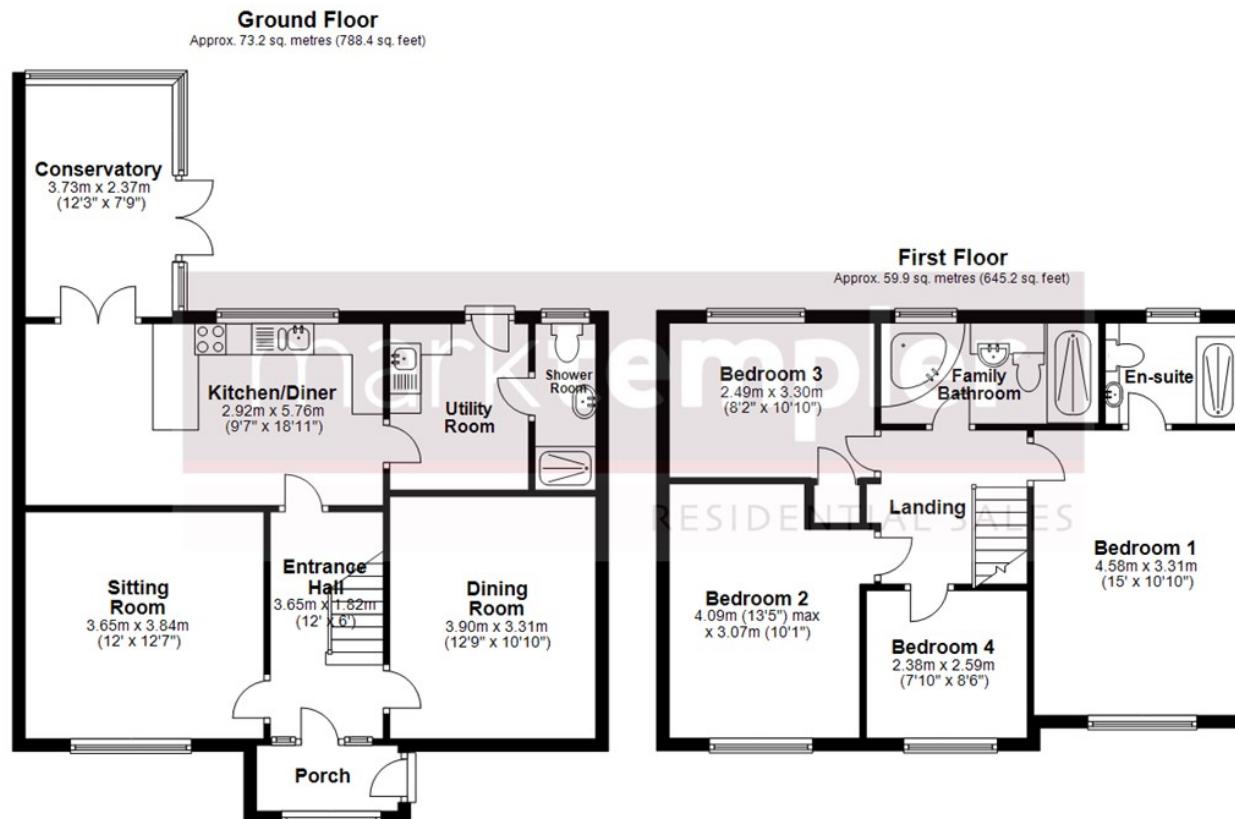


## Up your street...

- Beautiful countryside walks
- Court De Wyck Primary School & Backwell Secondary School catchment area
- Claverham Village Hall & Tannery Bar
- Stepping Stones Community Pre-School
- Easy commuting to Bristol City Centre

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**Total area: approx. 133.2 sq. metres (1433.6 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.