

27 Mayors Road Claverham BS49 4GG

£349,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
End of terrace house



HOW BIG
958.30 sq ft



BEDROOMS
3



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street for two vehicles



OUTSIDE SPACE
Front and rear



EPC RATING
B



COUNCIL TAX BAND
C



Nearly new three-bedroom family home situated within the popular Court de Wyke development on the fringe of Claverham village - 27 Mayors Road was constructed by award-winning developer Newland Homes in 2022 and built to the Cricklade design, offering practical modern living, a high level of finish throughout and the remainder of the 10-year structural warranty. The sought-after Court de Wyck development is set on 3 hectares of land, including the local village hall, and is ideally positioned for access to countryside walks whilst still providing access to amenities in the village and those surrounding. The property is accessed from the covered storm porch into the entrance hall with the hub of the home to the front, a wonderful kitchen diner that is ideal for entertaining or enjoying family life. The private sitting room is to the rear of the property and offers access to the rear garden via double doors, a utility cupboard, and WC complete the ground floor. The first floor offers three bedrooms and family bathroom, the principal bedroom benefits from an en-suite shower room.

Outside, the rear garden is enclosed and laid to lawn and patio seating area, this is a blank space to get creative and let those green fingers work their magic. A secure gate to the side provides access to the front where you will find off-street parking for two vehicles, with a pathway to the front of the property that also leads to the main entrance. An area under the kitchen diner window is laid to stone chippings and is the ideal place for some potted plants and shrubs.

Situated within the highly popular Court de Wyck development in the village of Claverham, a great commuter village, excellently placed to take advantage of the commuter base for Bristol & Weston Super Mare. There are mainline railway stations at both Yatton & Backwell and with the A370 just down the road, Bristol City Centre & the M5 Motorway network are only a short drive. The popular local primary school is just a short walk away & secondary education is serviced at Backwell with transport provided. A delightful family friendly village with a charming sense of community, surrounded by local countryside ideal for dog walks.



Nearly new three bedroom home on highly popular Court de Wyck development in 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



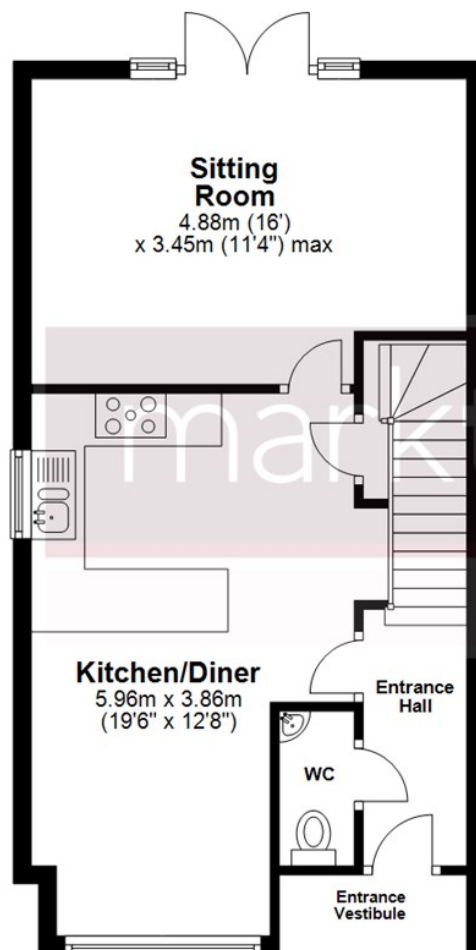
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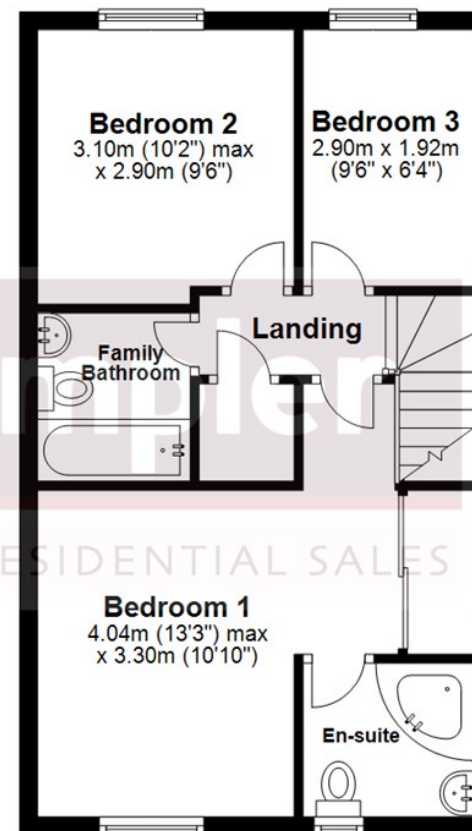
Ground Floor

Approx. 46.6 sq. metres (501.6 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.7 sq. feet)



Total area: approx. 89.0 sq. metres (958.3 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.