

134a Claverham Road Claverham BS49 4LQ

£385,000

mark**templer**

RESIDENTIAL SALES





PROPERTY TYPE
Semi-detached house



HOW BIG
1160.00 sq ft



BEDROOMS
2



RECEPTION ROOMS
2



BATHROOMS
1



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

An elegantly presented two-bedroom Victorian home, brimming with character and charm. This attractive bay-fronted, semi-detached Victorian property is located in the sought-after village of Claverham, a location renowned for its peaceful setting and excellent access to nearby amenities. 134a Claverham Road showcases a harmonious blend of traditional period features and modern enhancements, creating a home that is both stylish and practical. Upon entering, you are greeted by an inviting entrance porch that sets the tone for the rest of the house. The bay-fronted sitting room is a true highlight, featuring a beautiful log-burning stove that adds warmth and character, making it the perfect space to relax during the colder months. To the rear, the well-designed kitchen/dining area offers a contemporary yet homely feel, ideal for family meals or entertaining guests. The kitchen is complemented by a separate utility area, providing additional storage and functionality. The first floor boasts a spacious split-level landing that enhances the sense of light and space throughout. There are two generously sized double bedrooms, each offering ample room for furnishings, along with an additional study/nursery that provides flexibility for home working or a growing family. Completing the upstairs accommodation is a luxurious four-piece family bathroom, designed with both style and comfort in mind.

Externally, the property continues to impress. The rear garden is fully enclosed and thoughtfully landscaped, featuring a combination of lawn, patio, and decked seating areas – perfect for outdoor dining, social gatherings, or simply enjoying the sunshine. A recently constructed garage, measuring over 23ft in length, offers excellent storage or workshop potential and comes equipped with power, lighting, and an electrically operated roller shutter door. To the front, a neatly laid block-paved driveway provides off-road parking for up to three vehicles and leads directly to the garage.

Claverham is a highly sought-after country location, just south of Bristol, enjoying easy commuter access to the city centre, and for those looking to travel by motorway, easy connections can be made at both Clevedon and Weston Super Mare, with a mainline railway station at nearby Yatton.



Bay fronted period home in the 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

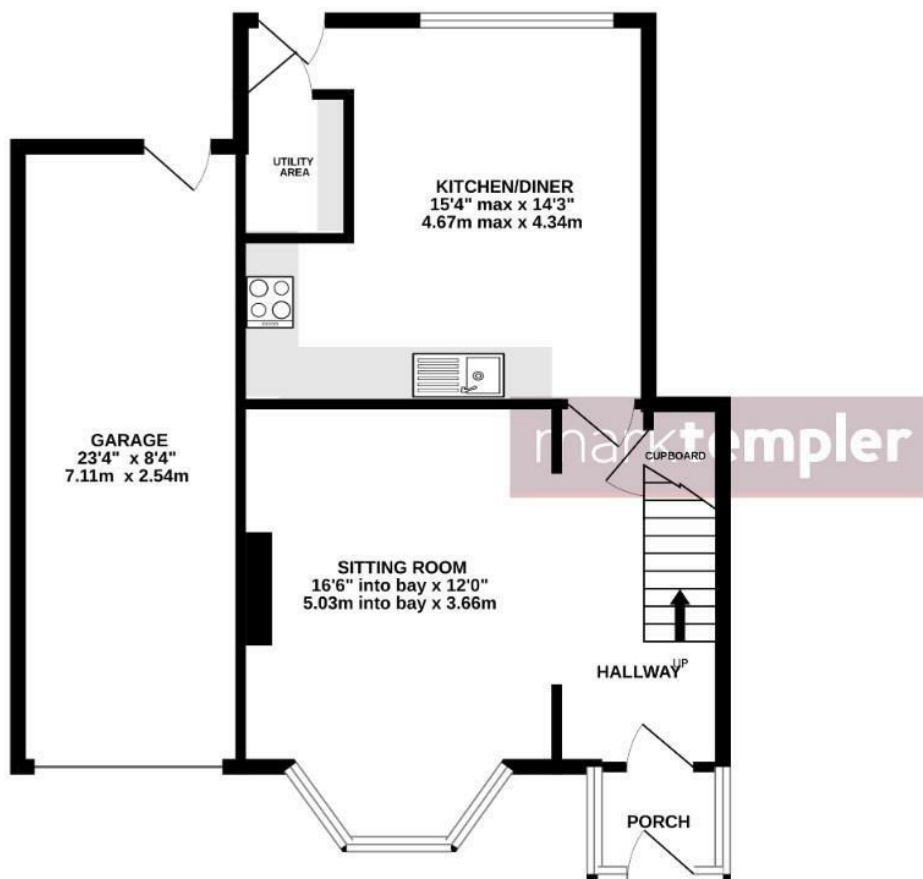


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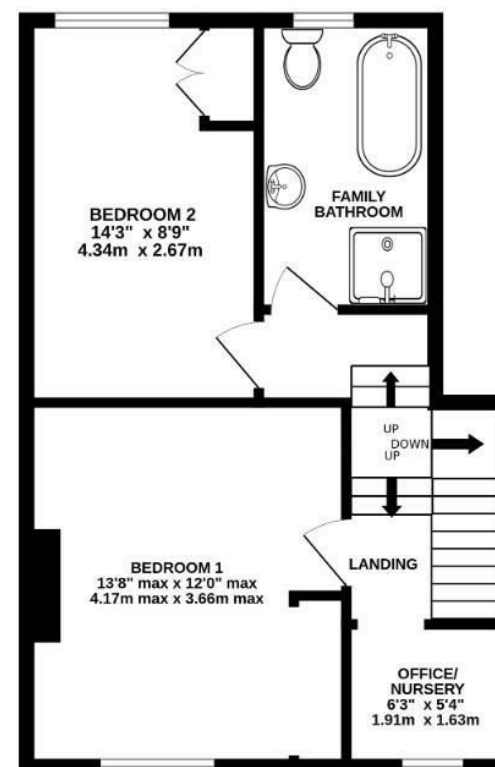




GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1160 sq.ft. (107.7 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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