

The Old Chapel 2 Chapel Lane Claverham BS49 4LT

£605,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Semi-Detached house



HOW BIG
1903 sq ft



BEDROOMS
5



RECEPTION ROOMS
3



BATHROOMS
2



WARMTH
uPVC double glazing and gas central heating



PARKING
Off street and garage



OUTSIDE SPACE
Garden



EPC RATING
D



COUNCIL TAX BAND
E

Deceptively spacious, unique and full of character – This fantastic converted Victorian chapel was originally built in 1867 and later converted to this charming residence in the mid 70's. The clever conversion has created generous accommodation measuring in excess of 1900 sq ft, that is accessed via the entrance porch/boot room. The substantial sitting room is ideal for entertaining, providing more than adequate space for the whole family and guests. To the rear of the property you enjoy the kitchen diner family room, this delightful open plan room benefits from all the joys of modern living, whilst retaining the period charm of the property. The ground floor also benefits from cloakroom wc, utility cupboard and study area. The first floor boasts four bedrooms and family bathroom, whilst the second floor hosts the crowning jewel of the property, enjoying the principal bedroom with ensuite, plus additional reception which is ideal as a games room, home office or second living room. This also provides the potential to be used by a dependent relative as independent living.

Outside, the property benefits from a private garden, enclosed by a stone wall and predominantly laid to lawn, with stone patio ideal for 'al fresco dining'. Off street parking is provided in front of the single garage.

For those who don't know, Claverham is a great commuter village, situated in an excellent position to take advantage of the commuter base for Bristol and Weston Super Mare. There are mainline railway stations at both Yatton and Backwell, and with the A370 just down the road, Bristol City Centre and the M5 Motorway network are only a short drive.







CHARACTER PROPERTY 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...

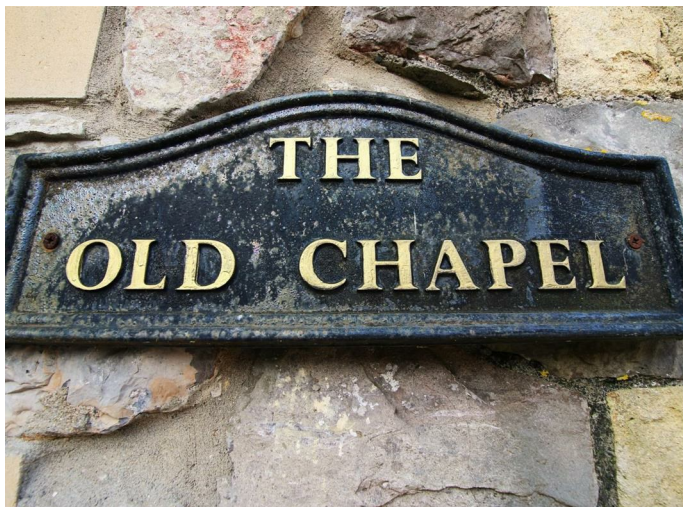
Beautiful countryside walks

Court De Wyck Primary School & Backwell
Secondary School catchment area

Claverham Village Hall & Tannery Bar

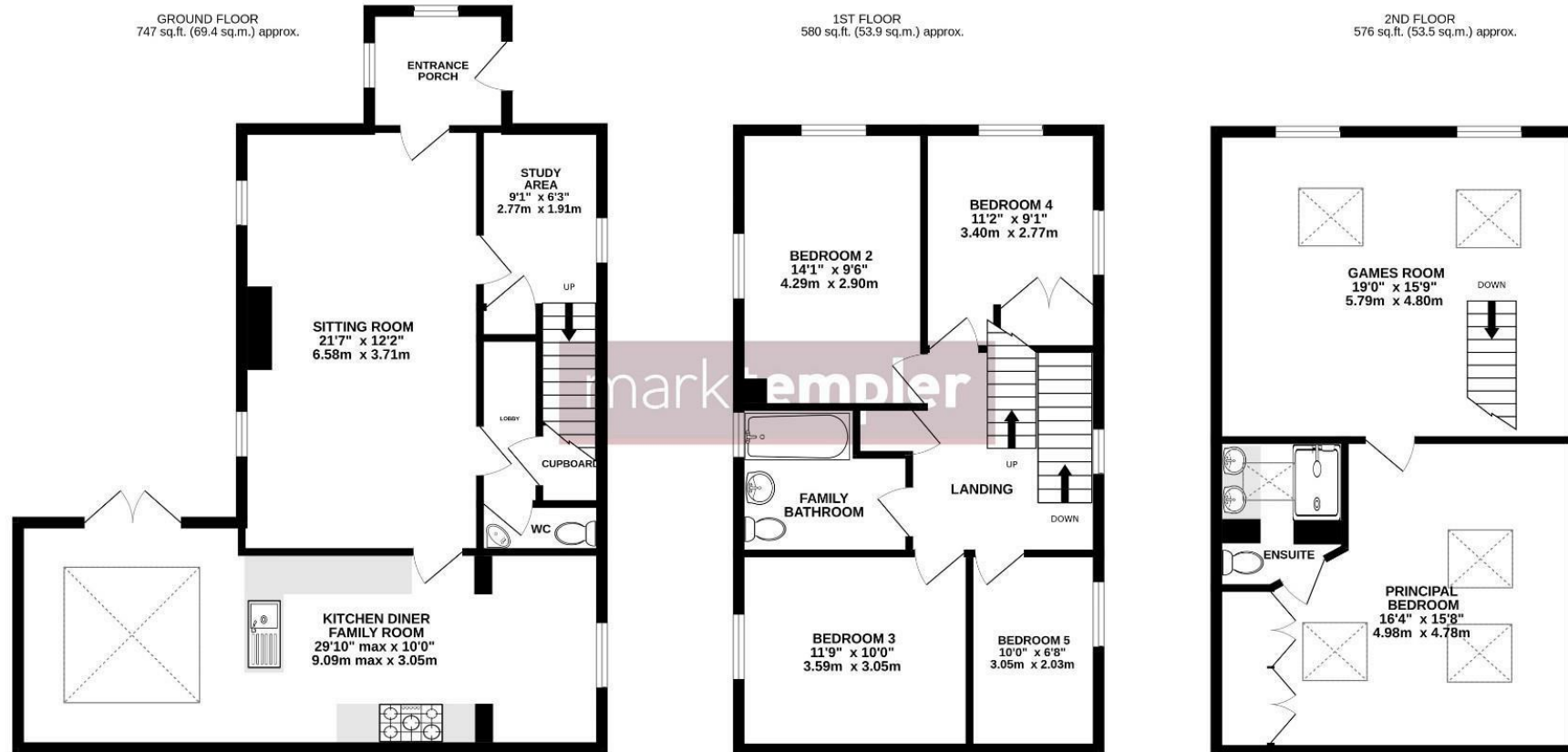
Stepping Stones Community Pre-School

Commuting to Bristol City Centre



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TOTAL FLOOR AREA : 1903 sq.ft. (176.8 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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