

108 Claverham Road Claverham BS49 4LE

£615,000

marktemppler

RESIDENTIAL SALES





PROPERTY TYPE  
Detached house



HOW BIG  
1986.70 sq ft



BEDROOMS  
4



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

Substantial residence with a glorious outlook over local countryside – Occupying a beautiful position on Claverham Road, this highly desirable four double bedroom detached home offers beautifully presented accommodation, finished to an exceptional standard throughout. The bright and airy accommodation is laid out over two floors and approached through a welcoming entrance hall leading to spacious, comfortable rooms with a highly specified finish. The thoughtful layout provides a substantial family sitting room with cosy enclosed log burning fire, ideal for hosting the whole family. The bay fronted dining room is perfect for those who enjoy a formal dining setting, but equally would work as well as a home office or playroom. The kitchen breakfast room is the beating heart of the property with a recently refitted, traditionally styled kitchen and fabulous outlook over fields and Cadbury Hill. Additionally, the kitchen enjoys easy access to both a rear lobby and utility. The ground floor also boasts two double bedrooms, both benefitting from bay windows. With the bonus of a downstairs shower room, the property could easily provide single level living, if desired. Upstairs, you find a smart family bathroom and two sizable double bedrooms, both enjoying an exceptional outlook over the local countryside. The principal bedroom also boasts a range of fitted cupboards plus walk in wardrobe.

Outside enjoys a private southerly orientated rear garden with a beautiful outlook over the adjoining fields. A large terrace, laid to patio and which leads directly from the rear of the property, is ideal for entertaining during the summer months with generous well manicured lawn beyond. The front is cleverly laid to both chippings and block paving, providing a low maintenance solution and exceptional off street parking facility along with beautiful blossoming trees. Further parking or storage is provided by the carport to the side of the property that leads to the single 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 mainline railway station at nearby Yatton.







## Substantial residence with views over Claverham's countryside



### 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



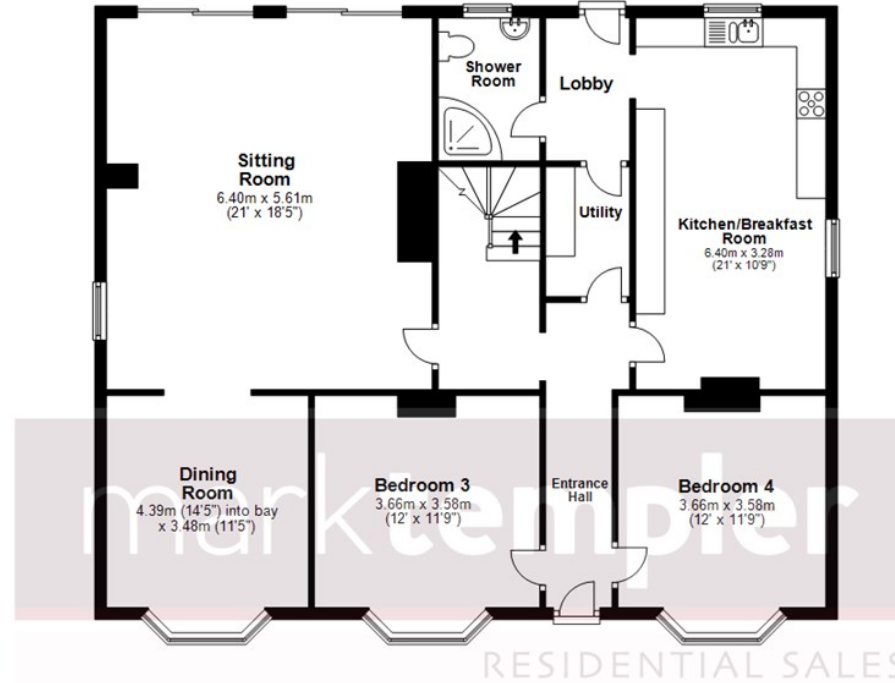
For the latest properties and local news follow  
marktempler residential sales, Yatton on:





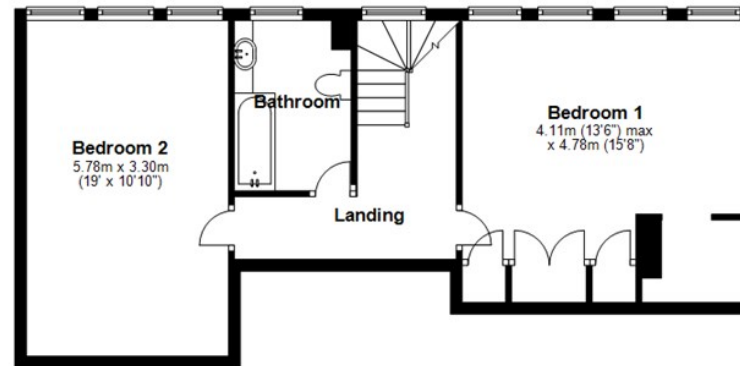
### Ground Floor

Approx. 125.4 sq. metres (1349.8 sq. feet)



### First Floor

Approx. 59.2 sq. metres (636.9 sq. feet)



Total area: approx. 184.6 sq. metres (1986.7 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.