

Conygre 14 Bishops Road Cleeve BS49 4NG

£550,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Semi-detached house



HOW BIG
1377.50 sq ft



BEDROOMS
4



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street



OUTSIDE SPACE
Front and rear



EPC RATING
C



COUNCIL TAX BAND
D

An elegant 1930s period home with exceptional accommodation including extended kitchen diner family room that will only impress – Conygre is a charming four bedroom family home, extended by the current owners, creating modern open plan accommodation whilst retaining the period charm of a 30's residence. Although the current owners have fully refurbished the property, there is still the potential to extend further, either to the side, rear or into the insulated loft room.

Accessed via the spacious entrance hall with oak doors to all principal rooms, the ground floor enjoys a plethora of light and airy living accommodation, with a formal sitting room to the front, with its enclosed log burning fire and half bay window. The property's crowning jewel is its exceptional open plan kitchen diner family room which has been extended by the current owners. This wonderful social environment is ideal for entertaining throughout the year with its bright orangery style skylights and a further enclosed log burning fire. Bedroom 4 enjoys a modern ensuite, enabling a high degree of versatility with a double bedroom to the ground floor, providing the ability for single level living. Further ground floor accommodation includes cloakroom wc. The first floor benefits from three further bedrooms and a family bathroom.

Outside you enjoy a substantial private rear garden, predominantly laid to a lawn with decked and slate patio seating areas, ideal for enjoying the sunshine during the summer evenings. The well stocked borders enjoy a variety of established shrubs and trees plus veg patch for those green fingered gardeners. The front is laid to stone providing off street parking for numerous vehicles with electric vehicle charging point.







Exceptional extended family home in the village of Cleeve



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...

Claverham Village Hall & Tannery Bar

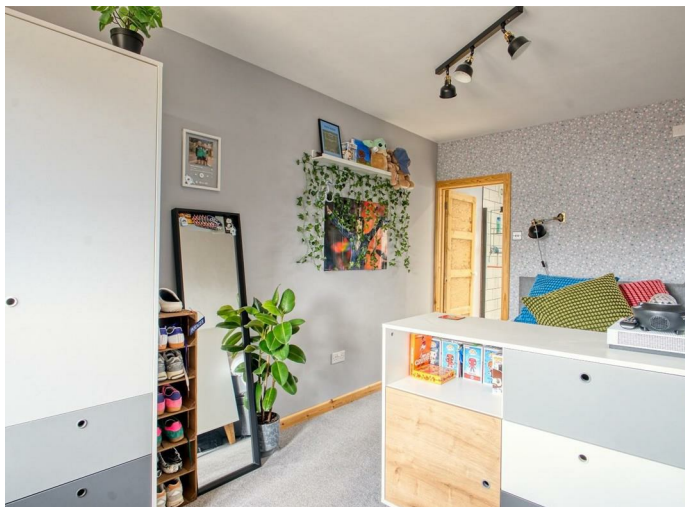
Goblin Combe Nature Reserve

"The Maple" Restaurant

Church of Holy Trinity

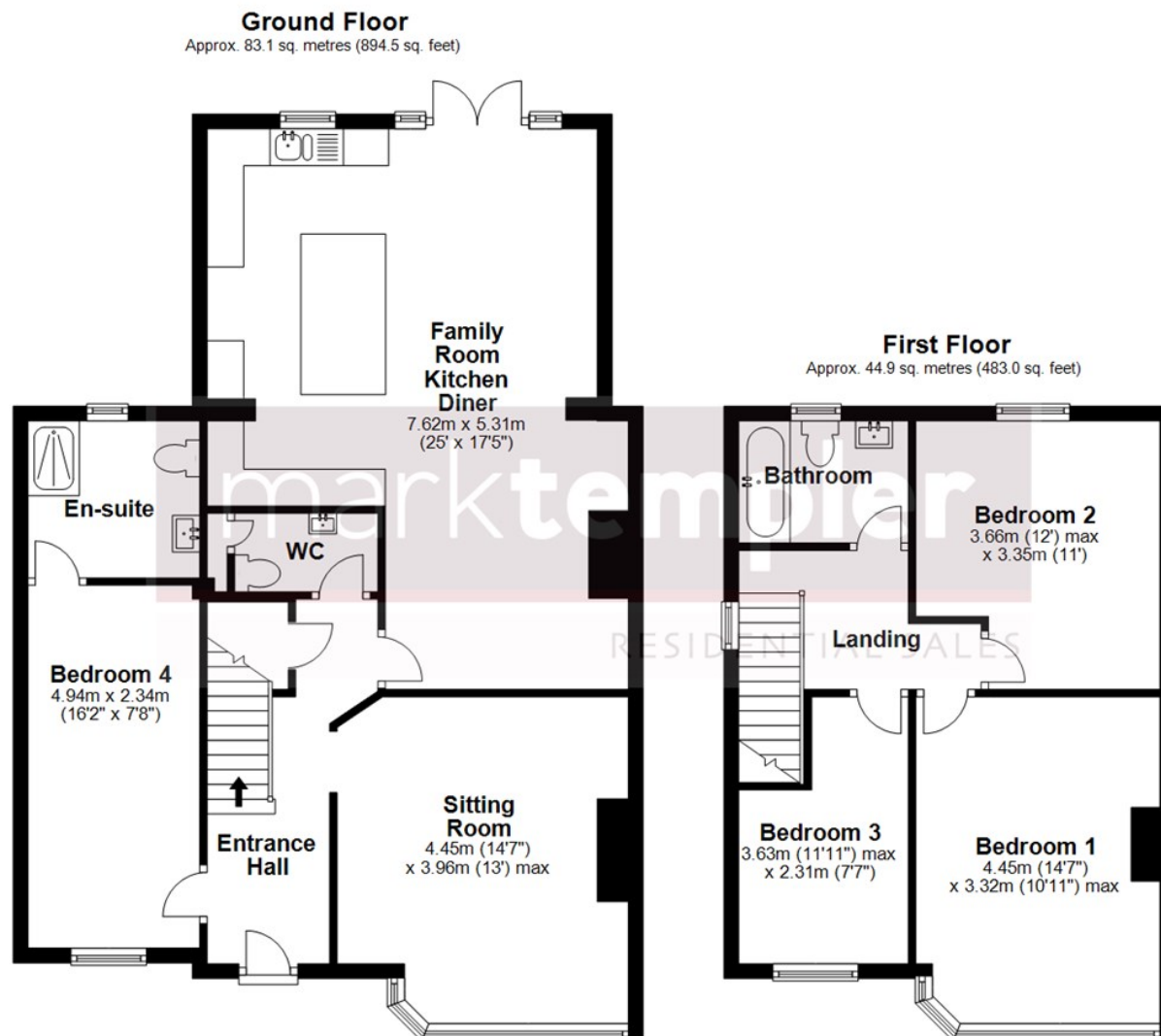
Cleeve Nursery & Garden Centre

Court de Wyck & Backwell Secondary School
Catchment



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Total area: approx. 128.0 sq. metres (1377.5 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.