

Apartment 3 Cleeve Court Main Road Cleeve BS49 4PE

£525,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

Ground floor apartment



HOW BIG

1184.00 sq ft



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Bio mass heating



PARKING

Two off street



OUTSIDE SPACE

Private patio and communal grounds



EPC RATING

C



COUNCIL TAX BAND

D

Set within the charming, unique and private former Manor House, Cleeve Court. This exceptional two double bedroom ground floor apartment offers substantial accommodation with the finest quality of finish throughout. Having been recently restored and sympathetically converted into this executive development of nine rural apartments by the highly regarded local developers, Developments Bristol.

Apartment 3 is undeniably the grandest residence within Cleeve Court, offering generous accommodation in the region of 1184 sq ft and far reaching southerly views over the local countryside. Enjoying a modern open plan layout with a generous bay fronted lounge kitchen diner, boasting a range of quality fittings including Corian kitchen worksurfaces and a range of Bosch fitted appliances, two spacious double bedrooms, principal with bay fronted window and shower room.

Set within generous lawned communal grounds, beautifully presented with established planting and an open outlook to the southerly aspect and woodlands bordering to the north. This apartment also benefits from its own private flag stone patio enclosed by dwarf box hedging, ideal for enjoying during a summer evening. Further benefits include two parking spaces.

Cleeve Court is an exceptional Grade II listed Regency house that has been beautifully converted into nine charming apartments set within extensive grounds within the semi rural village of Cleeve. Cleeve offers a selection of shops and other local amenities which are just a short level walk away. Schooling is provided for at the nearby Backwell Comprehensive for the seniors, and Court de Wyck at Claverham for the juniors. For those looking to commute, Bristol City Centre can be accessed via a short drive, or mainline railway connection at Yatton.



## Elegant period apartment with views over Cleeve'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...

Claverham Village Hall & Tannery Bar

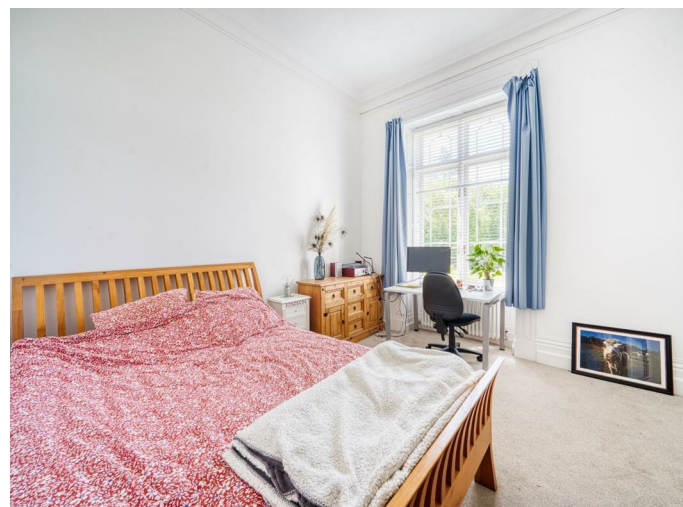
Goblin Combe Nature Reserve

"The Maple" Restaurant

Church of Holy Trinity

Cleeve Nursery & Garden Centre

Court de Wyck & Backwell Secondary School  
Catchment



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## Ground Floor Apartment Three

Two Bedroom

G3



Undeniably one of the grandest apartments with southerly stretching views. Being the largest of the 2 bedroom apartments, it shows off original features spectacularly. With an unique wooden fireplace, intricate corncing and ceilings so tall that the grandeur it conveys is only outdone by the views.

\*Floorplans with approximate dimensions and kitchen layouts

### Dimensions

#### Lounge/Kitchen

7795 x 5800mm (25' 6" x 19' 0")

#### Dining

4738 x 2900mm (15' 5" x 9' 5")

#### Bedroom 1

4751 x 5250mm (15' 6" x 17' 2")

#### Bedroom 2

3304 x 3955mm (10' 8" x 12' 10")

#### Shower Room

1566 x 2803mm (5' 1" x 9' 2")

