

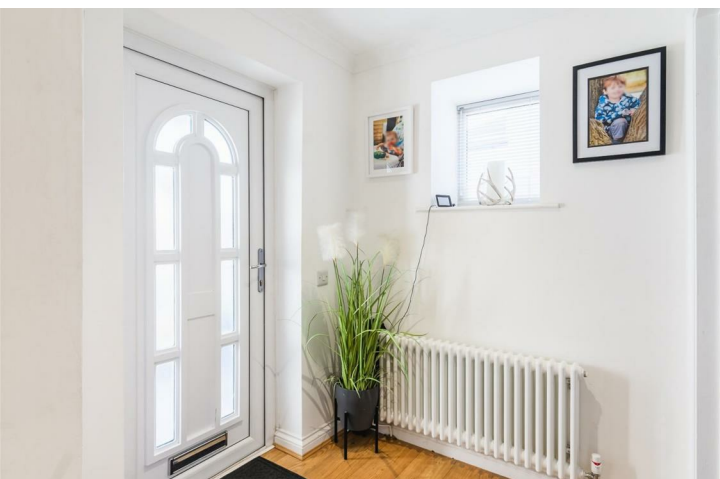
19 Bishops Road Cleve BS49 4NQ

£600,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

Semi-detached house



HOW BIG

1628.80 sq ft



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

3



WARMTH

uPVC double glazing and gas fired central heating



PARKING

Off street



OUTSIDE SPACE

Front and rear



EPC RATING



COUNCIL TAX BAND

C

Beautifully presented, individual contemporary home that is situated within the semi-rural village of Cleeve. This unique and exceptional property and been cleverly extended and redeveloped by the current owners since taking possession in 2017, creating a modern family home that offers open-plan living and versatile accommodation throughout. Upon entering, the feeling of space and light is apparent as the large entrance hall flows effortlessly into the living accommodation available. A well-appointed kitchen diner with a separate utility, features a striking built-in fish tank and leads to the generous sitting room that opens out to the rear garden via bi-folding doors and also boasts a projector screen that is concealed neatly in the ceiling. The principal bedroom boasts a separate dressing room and en-suite shower room, bedroom three, and a bathroom complete the ground floor. The first floor offers two further bedrooms and a shower room.

Outside continues the social and modern feel of the property. The rear garden enjoys a South Westerly orientation, is enclosed, and laid to areas of lawn and decked seating areas, one of which can be enclosed to create a garden room if needed. To the rear of the garden is a summerhouse that has power and light connected and is currently used as a games room making it the perfect al-fresco entertaining area thanks to a decked area adjacent. Backing onto the fields behind makes it an idyllic spot to make the most of the summer sunshine. The front is very much a low-maintenance affair, laid to tarmac it provides off-street parking for three or four vehicles.

Situated on the highly regarded Bishops Road, shops, and other local amenities 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.







Exceptional, individual family home located in the semi-rural 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

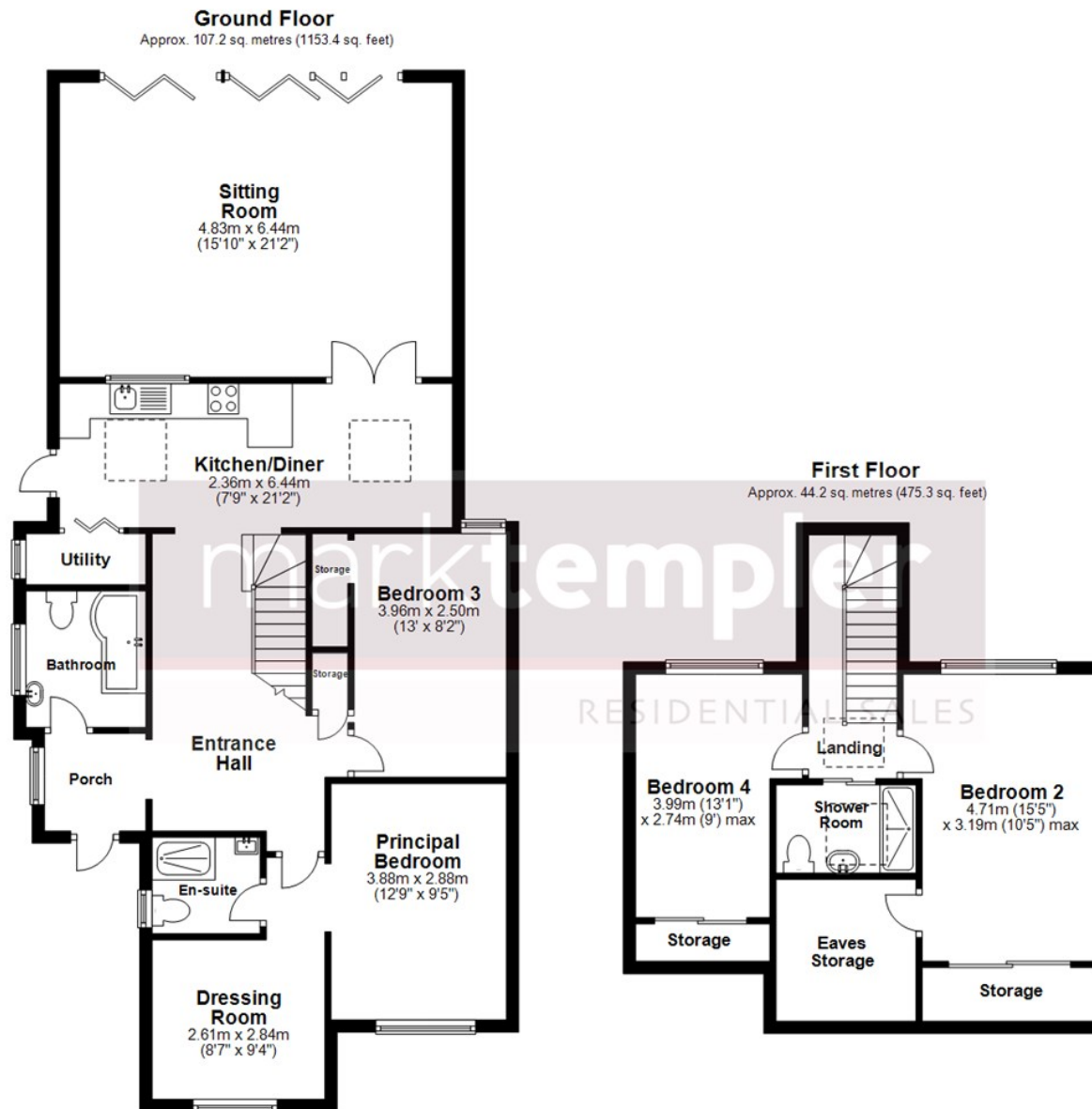
Cleeve Nursery & Garden Centre

Court de Wyck & Backwell Secondary School
Catchment



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Total area: approx. 151.3 sq. metres (1628.8 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.