

Pax Cottage, 15 High Street Claverham BS49 4NA

£505,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

Semi-detached cottage



HOW BIG

1348.90 sq ft



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Part uPVC double glazing and gas fired central heating



PARKING

Off street and garage



OUTSIDE SPACE

Front and rear



EPC RATING

D



COUNCIL TAX BAND

E

Pax Cottage is a beautifully presented four double bedroom cottage, ideally situated in the popular village of Claverham with no onward chain. Steeped in history, this former farmhouse, once part of the Cadbury estate, is believed to be one of the oldest properties in the village. Immaculately presented, this light and airy semi-detached home offers generous well presented, yet sympathetic accommodation with a spacious lounge diner that enjoys a dual aspect with sash windows flooding the room with natural light, log burning fire and exposed floorboards. The kitchen benefits from bespoke cottage style fitted cabinets and oak worksurface with a range of integrated appliances. A bay fronted breakfast room enjoys a bright outlook over the rear garden and is ideal for family dining with bay bench seating and charming Aga. The ground floor accommodation is completed with the entrance hall, rear boot room and WC. Upstairs you find four bedrooms and a well appointed family bathroom with four piece suite.

Outside you enjoy beautiful gardens with a plot wrapping around the property to three sides with the front being an exceptional lawned garden with an established border boasting a plethora of colourful flowers, mature shrubs, trees and enclosed by stone wall. The rear is laid to York flagstones and deck and is an ideal environment to enjoy on summer evenings for 'al fresco' dining. Outbuildings include a timber summer house, currently used as an art studio but perfect for those who require a home office plus a detached 'L' shaped garage with workshop to its side. Off street parking for numerous vehicles is offered to the side of the property.







Delightful cottage 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.



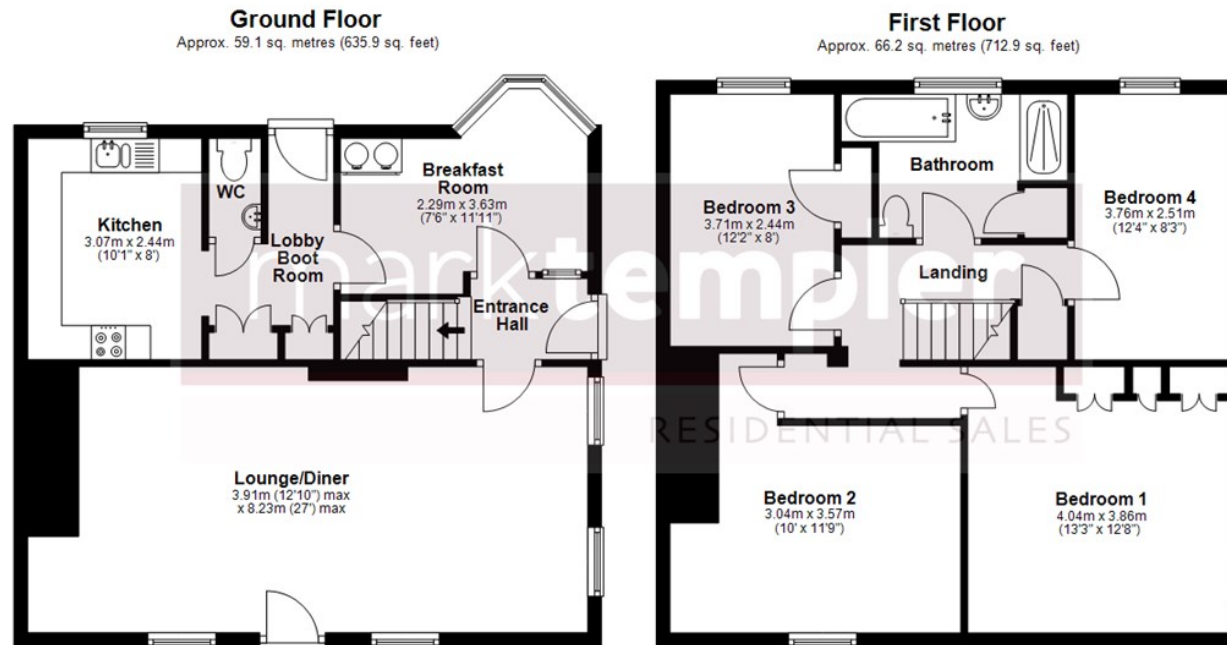
Up your street...

- Beautiful countryside walks
- Court De Wyck Primary School & Backwell Secondary School catchment area
- Claverham Village Hall & Tannery Bar
- Stepping Stones Community Pre-School
- Easy commuting to Bristol City Centre



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Total area: approx. 125.3 sq. metres (1348.9 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.