

21 Claverham Road Yatton BS49 4LA

£735,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Detached house



HOW BIG  
1699.50 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
3



BATHROOMS  
2



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off street and double  
garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
C



COUNCIL TAX BAND  
D



Beautiful 1930s, four/five bedroom family home located on the Claverham & Yatton border. This wonderful property has been extended and updated throughout by the current owners to create a flexible and practical layout that many modern families look for in their forever home. High-quality fixtures and fittings can be found throughout while maintaining the personality and charm a 1930s property offers. Sitting within a plot measuring approximately a quarter of an acre, this wonderful home is accessed via a generous entrance hall, the sitting room with log burning stove and additional reception room are both located to the front, both with a box bay window that features fitted shutters. To the rear, you have the social hub of the home, an impressive kitchen/diner that spans the rear of the property and is flooded with natural light thanks to a lantern light fitted, and bi-folding doors that open out onto the expansive garden. A welcome addition of a separate utility area is situated just off the kitchen and opens into the wc. On the first floor, the feeling of space and light continues. A large landing provides access to four well-proportioned bedrooms and a family bathroom, the principal bedroom provides en-suite facilities, fitted shutters, and a suite of built-in wardrobes. A study is also on offer to the first floor and could also be utilised as a fifth bedroom if you so wish.

Outside is the crowning jewel of this beautiful home. A large area laid to lawn is the perfect area for growing children to burn off excess energy, with the adults having an area laid to porcelain patio to socialise or simply unwind. A summerhouse is nestled to the bottom of the garden, looking back towards the property, providing another area to get away from it all. A double garage can be accessed from the garden, and offers power and light with an electric up and over door. The front is laid to gravel providing off street parking for numerous vehicles.

Claverham Road is a highly sought-after country location just south of Bristol, enjoying easy access to the amenities of Yatton, which include the highly regarded junior and infant schools, along with fantastic commuter access to the city centre. For those looking to travel by motorway, easy connections can be made at both Clevedon and Weston Super Mare with













## An ideal 1930s family home located on the border of Yatton and 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...

Glorious countryside walks across Cadbury Hill and the Strawberry Line

Level access to Yatton's village centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

St Mary's village church

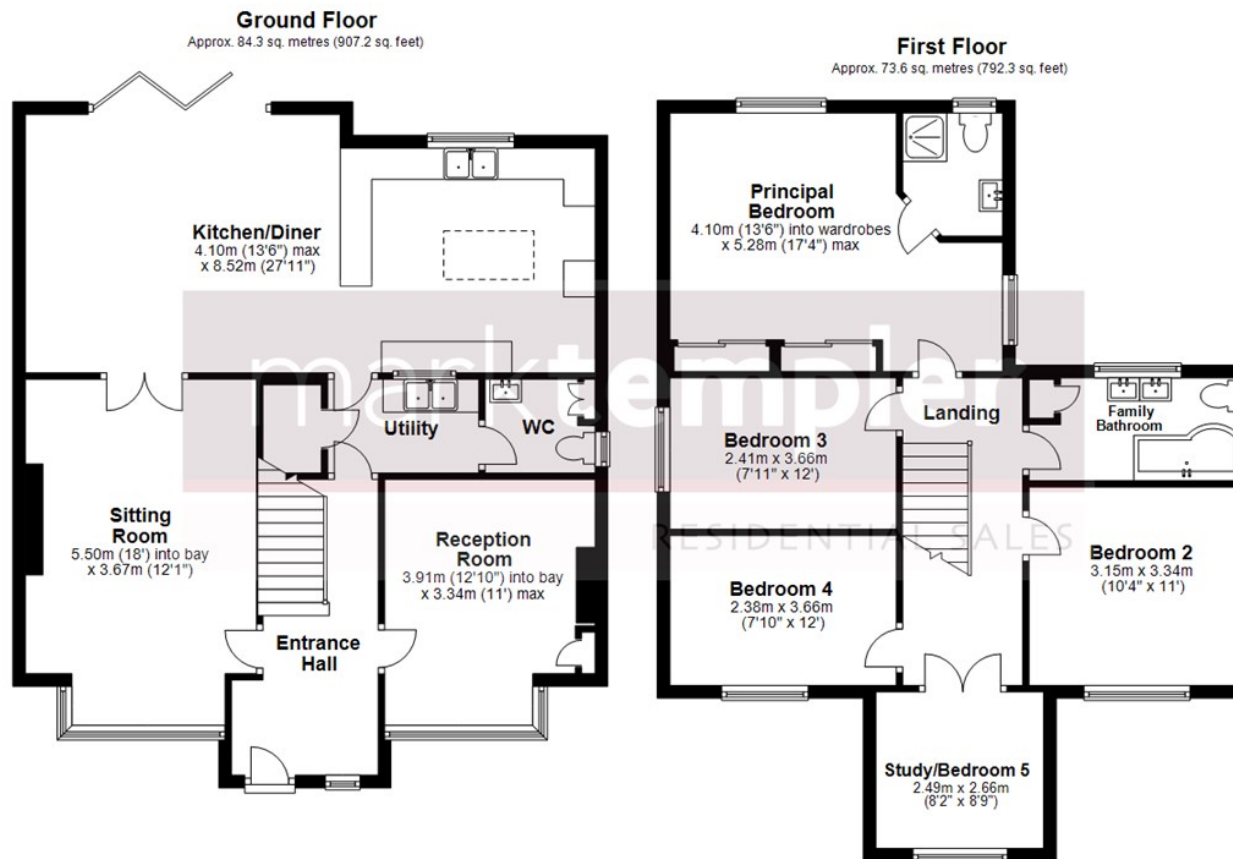
Yatton's mainline railway station



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Total area: approx. 157.9 sq. metres (1699.5 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.