

San Anton Streamcross Claverham BS49 4QD

£680,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
Detached cottage



HOW BIG  
1926.60 sq ft



BEDROOMS  
2



RECEPTION ROOMS  
2



BATHROOMS  
1



WARMTH  
double glazing and oil fired  
central heating



PARKING  
Off street and double  
garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
F



COUNCIL TAX BAND  
F

A charming period cottage boasting impressive room dimensions and beautiful established gardens and orchard – San Anton is a beautiful extended family home, set in generous grounds in the region of 1/3 of an acre. This delightful property is presented to the market with no onward chain and has remained under the current ownership for almost 50 years.

Accessed via the central entrance hall leading to all principal rooms, the ground floors enjoys a plethora of light, airy and spacious accommodation, with generous lounge boasting period features including beamed ceiling and open log burning fire. The kitchen dining room is ideal for those who enjoy entertaining with its open plan layout, with the additional benefit of beautiful views over the gardens and countryside. Further ground floor accommodation includes separate utility/boot room and wc. Upstairs benefits from two double bedrooms and family bathroom, the principal bedroom could easily be divided, creating an additional double bedroom if desired.

Outside the property enjoys a substantial plot measuring in the region of 1/3 of an acre, with a selection of well established gardens and an exceptional array of mature flowers, shrubs, evergreens and trees, a gardener's dream. The grounds boast a variety of different gardens to both the front, side and rear including a mature orchard and veg plot. Off street parking is available for numerous vehicles as well the double garage measuring 19ft x 18ft.







## Charming cottage situated within 1/3 of an acre on the fringes 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...

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- 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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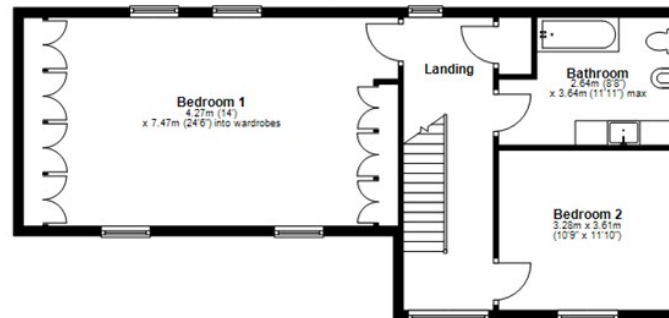
**Ground Floor**

Approx. 113.3 sq. metres (1219.5 sq. feet)



**First Floor**

Approx. 65.7 sq. metres (707.1 sq. feet)



Total area: approx. 179.0 sq. metres (1926.6 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.