

26 Woodview Drive Cleeve BS49 4NN

£300,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
Semi-detached house



HOW BIG  
853.50 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
2



BATHROOMS  
1



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off street



OUTSIDE SPACE  
Front and rear



EPC RATING  
D



COUNCIL TAX BAND  
B

Three-bedroom family home, situated within the popular village of Cleeve - This wonderful property is situated within a quiet cul-de-sac and although the property is in very good order throughout, modernisation is now required in part to bring it up to date, and therefore offers potential buyers an opportunity to purchase a home and make it their own. The light and airy accommodation is set out traditionally over two floors and comprises of : entrance hall, sitting room to the front of the property benefitting from a dual aspect which floods the room with natural light. The kitchen/diner to the rear and again boasts a dual aspect. A welcome addition is a separate utility room and ground floor WC. The first floor offers two double bedrooms along with one single and a family bathroom.

Outside the rear garden is enclosed and surrounded by a number of mature trees and bushes that provide a welcome amount of privacy. Laid mainly to lawn with a patio seating area to the rear, an ideal spot to catch the last of the day's sunshine. Off-street parking is also to the rear of the property, accessed via a shared driveway. The front is enclosed by Pickett fencing with an area laid to decorative stone, the perfect spot to place some potted plants.

Situated in a cul-de-sac with the convenience of a store close by, along with cosy local public houses, The Star being only a short distance away. Schooling is well 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 connecting at both Yatton and Backwell. The property is also situated in ideal dog walking country, with the foot of Cleeve Hill just across the road.



## Three bedroom family home in the heart 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...

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Claverham Village Hall & Tannery Bar

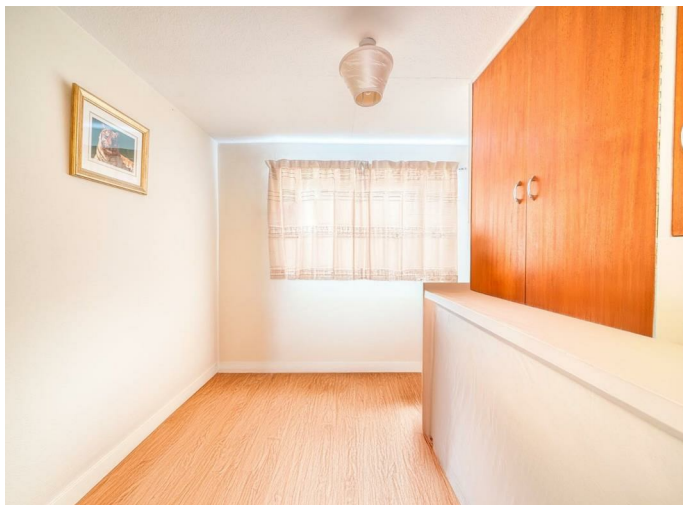
Goblin Combe Nature Reserve

"The Maple" Restaurant

Church of Holy Trinity

Cleeve Nursery & Garden Centre

Court de Wyck & Backwell Secondary School  
Catchment



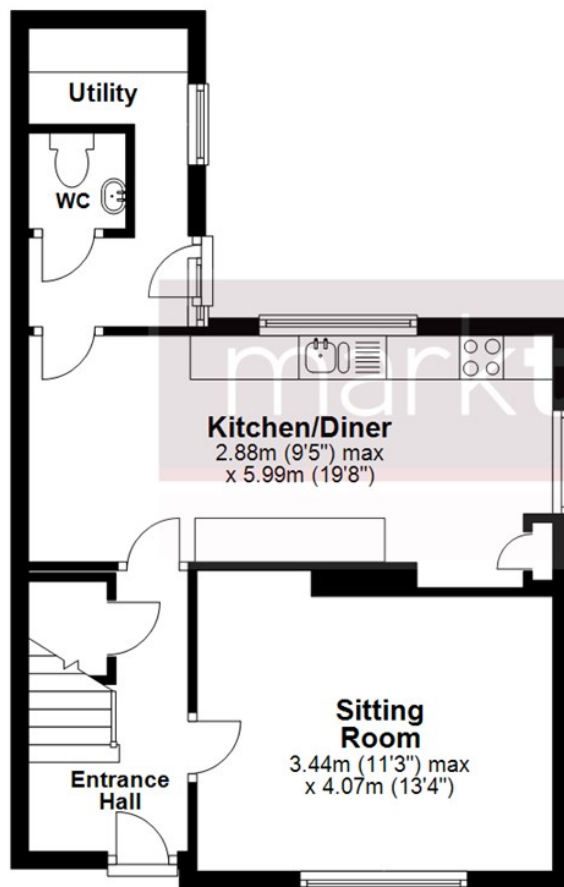
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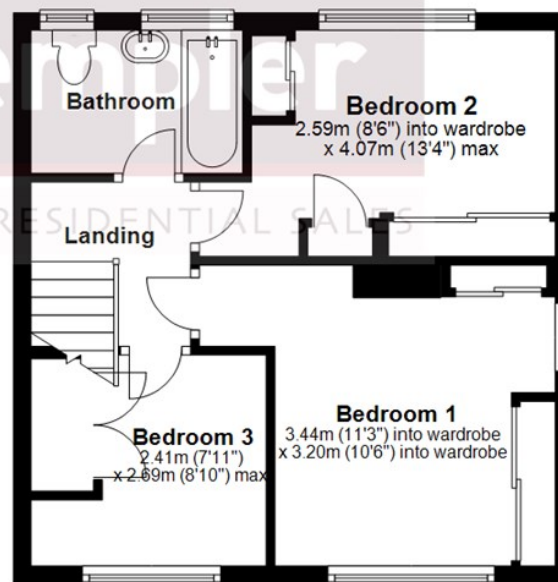
### Ground Floor

Approx. 42.6 sq. metres (458.9 sq. feet)



### First Floor

Approx. 36.7 sq. metres (394.7 sq. feet)



Total area: approx. 79.3 sq. metres (853.5 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.