

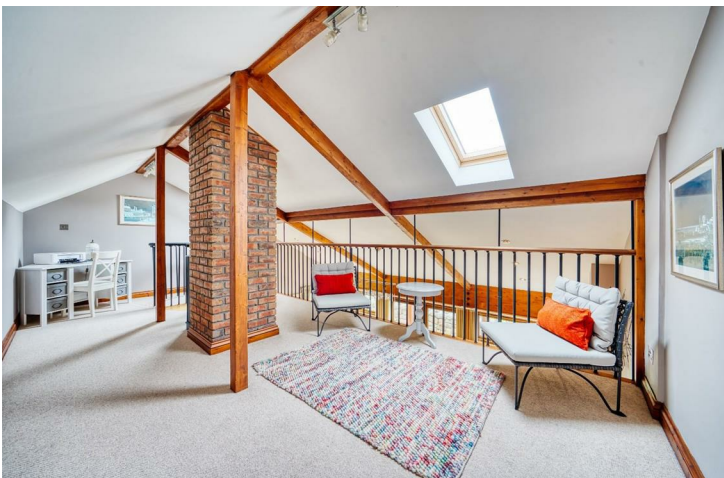
Bramblewood, 52A Main Road Cleeve BS49 4NR

£599,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached bungalow



HOW BIG
1944.00 sq ft



BEDROOMS
5



RECEPTION ROOMS
4



BATHROOMS
3



WARMTH
Double glazing and gas fired central heating



PARKING
Off street



OUTSIDE SPACE
Front and rear



EPC RATING
C



COUNCIL TAX BAND
F

An exquisite individually built property with beautiful views and private annex - This exceptional detached home was constructed by the current owners in 2007 and has been built to the highest standard with only top quality fixtures throughout. As you explore this fabulous residence you really appreciate the time invested to make such a flexible and user friendly layout. The main residence is accessed via the entrance hall which is a spacious and welcoming area that leads to all rooms. The large sitting room benefits from the cosy log burning fire and a wall of full height southerly facing windows making this a fantastic light room, a spiral staircase leads up to a mezzanine room which provides real flexibility with options to be used as either a playroom, study or second sitting room. The kitchen diner is a wonderful social space with an exceptionally high quality oak kitchen and granite work surfaces, again this is a superb light and airy room with a triple aspect. The ground floor also accommodates four double bedrooms, principal with en suite and feature beamed ceilings, and family bathroom with four piece suite.

The annex is a terrific space that provides enormous flexibility and would be brilliant for those who have dependent relatives. The annex would also work well for anyone who wanted to utilise a holiday let or rental and create an additional income. With its own private entrance which leads to a neat open plan kitchen diner/lounge, double bedroom with fitted furniture and en suite shower room.

When you are sat in the gardens you have a wonderful feeling of tranquillity with the fantastic outlook over the Cleeve countryside. The garden is a pretty lawned area with a beautiful range of plants and shrubs. A large area is also laid to deck, a charming relaxing environment to enjoy this peaceful setting. Off street parking is provided to the front of the property with more than enough space for five or six vehicles.







Views over Cleeve's countryside with annex



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

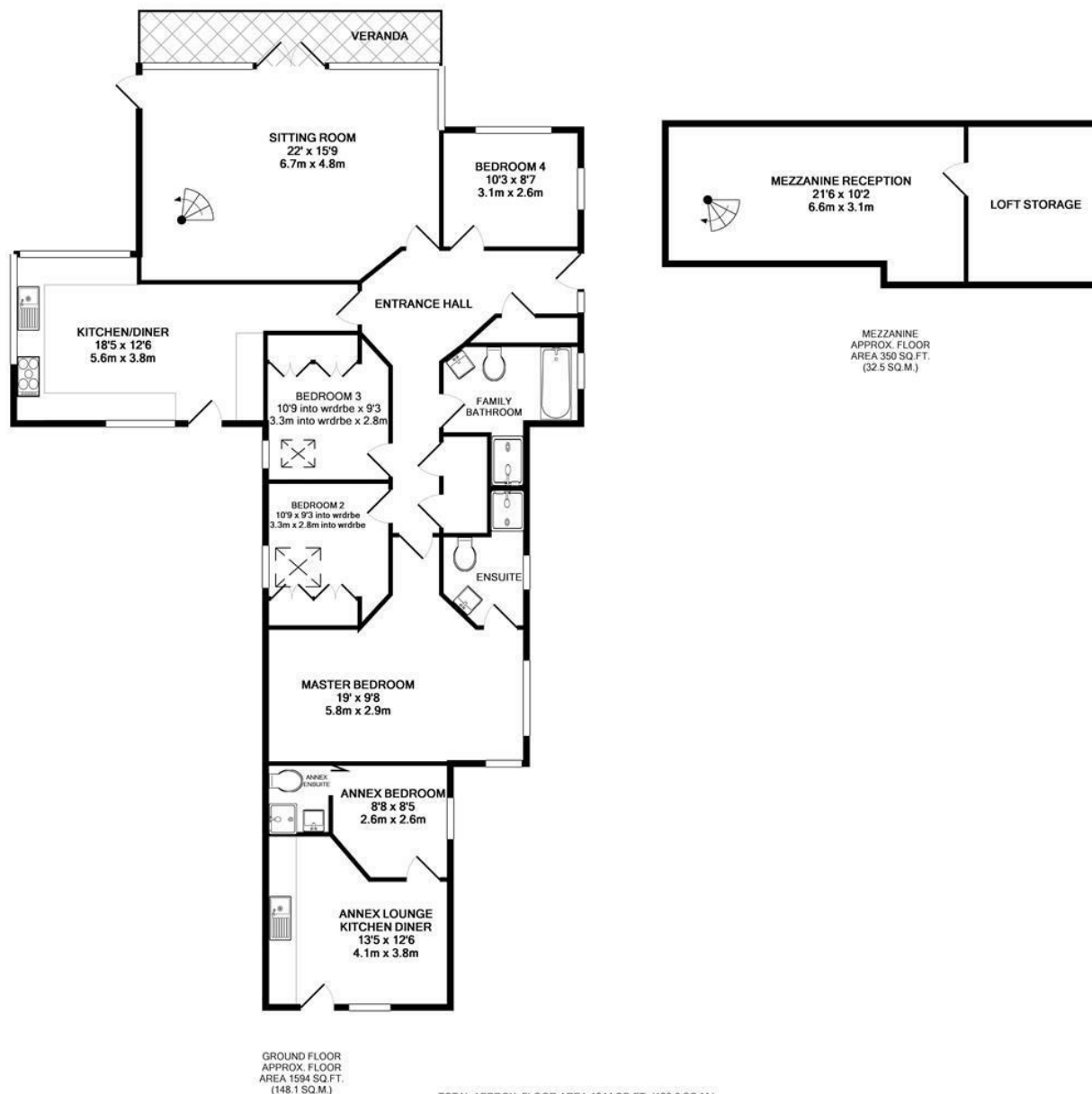
Cleeve Nursery & Garden Centre

Court de Wyck & Backwell Secondary School
Catchment



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MEZZANINE
APPROX. FLOOR
AREA 350 SQ.FT.
(32.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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