

3 Mayors Road Claverham BS49 4GG

£475,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Semi-detached house



HOW BIG
1368.90 sq ft



BEDROOMS
4



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street



OUTSIDE SPACE
Front and rear



EPC RATING
B



COUNCIL TAX BAND
D

A substantial, four bedroom family home offering flexible accommodation, situated within the popular development of Court de Wyck in Claverham village, with no onward chain – 3 Mayors Road is a fantastic semi detached townhouse, constructed by the highly regarded Newland Homes in 2021 to the Charlbury design and finished to an exceptional standard throughout. Set out over three floors, the internal accommodation offers nearly 1400 sq ft of living space and comprises; practical entrance hall, cloak room wc, well appointed kitchen breakfast room boasting a range of integrated Neff appliances and a quality fitted kitchen with a doorway to the cosy sitting room that is open to the dining area and enjoys feature full height windows to the rear garden, flooding the room with natural light. The first floor enjoys three good proportioned bedrooms and family bathroom. The second floor provides the property's crowning jewel, a fabulous principal bedroom suite with ensuite shower room and dressing room.

Outside the rear offers an enclosed private garden predominantly laid to lawn with a generous patio area leading from the dining/sitting room. The leafy outlook is only enhanced by the established tree within the rear garden, creating a private woodland feeling. To the rear of the garden you have a summer house, ideal for those who require a work from home space or just somewhere to sit back and relax during the summer months with the additional benefit of a hidden storage shed behind. The front offers a mature shrub bed and paved pathway leading to the main entrance and tandem off street parking for two/three vehicles to the side.

Situated within the highly popular Court de Wyck development in the village of Claverham, a great commuter village, excellently placed to take advantage of the commuter base for Bristol & Weston Super Mare. There are mainline railway stations at both Yatton & Backwell and with the A370 just down the road, Bristol City Centre & the M5 Motorway network are only a short drive. The popular local primary school is just a short walk away & secondary education is serviced at Backwell with transport provided. A delightful family friendly village with a charming sense of community, surrounded by local countryside ideal for dog walks.







Exceptional nearly new town situated in popular modern development within Court de Wyck, 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.



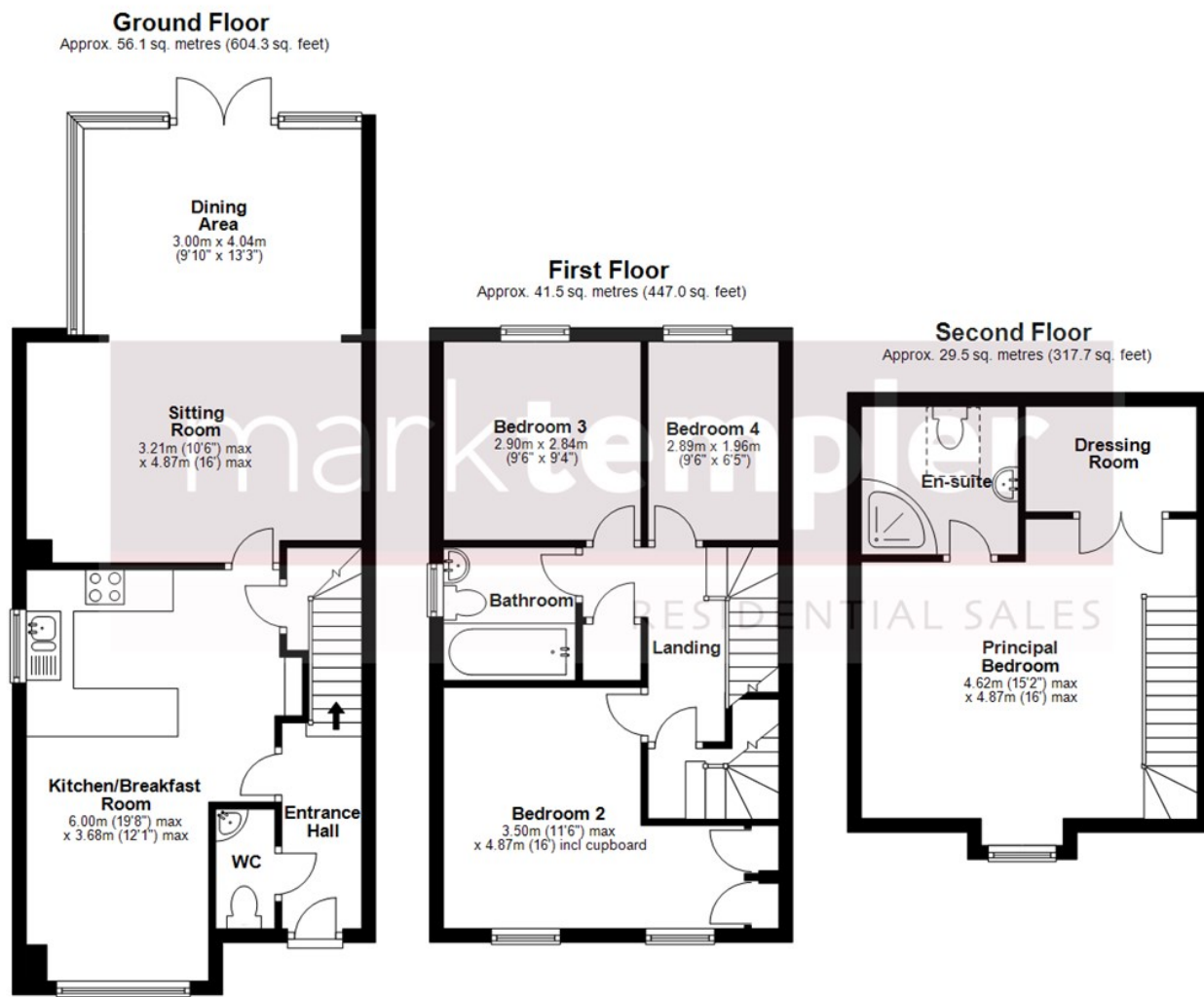
Up your street...

- 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. 127.2 sq. metres (1368.9 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.