

7 Whitehouse Road Claverham BS49 4LJ

£315,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Semi-detached house



HOW BIG  
1273.50 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
2



BATHROOMS  
1



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off street and garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
D



COUNCIL TAX BAND  
D





Loved, three bedroom semi detached family home, situated in the popular village of Claverham with no onward chain – 7 Whitehouse Road is a delightful property that would benefit from modernisation in part, ideally located on a desirable residential road within a popular semi-rural village, providing a wonderful opportunity for a versatile family home. This fabulous house is flooded with natural light and provides the ability of one floor living, if so required and comprises; spacious entrance hall, dual aspect lounge dining room, additional reception room/third bedroom with under stairs storage cupboard, recently refitted modern kitchen, conservatory opening to both the rear garden and garage, recently refitted bathroom with three piece suite including bath with shower, over all to the ground floor. Upstairs boasts two further double bedrooms, the principal bedroom boasting the convenience of an en-suite shower room that would benefit from some modernisation.

Outside, the rear garden has been landscaped for ease of maintenance with areas laid to both patio and chippings, a charming environment to either entertain or simply sit back and relax. The garden is enclosed by a variety of planted borders with an established range of shrubs adding an additional degree of privacy. The front is laid to block paving, providing off-street parking for numerous vehicles plus longer than average garage with workshop area to its rear.

Claverham is a highly sought after country location, just south of Bristol, enjoying easy commuter access to the city centre, and for those looking to travel by motorway, easy connections can be made at both Clevedon and Weston Super Mare with a mainline railway station at nearby Yatton.













## Welcoming home offering versatile accommodation in the rural village of Claverham

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### 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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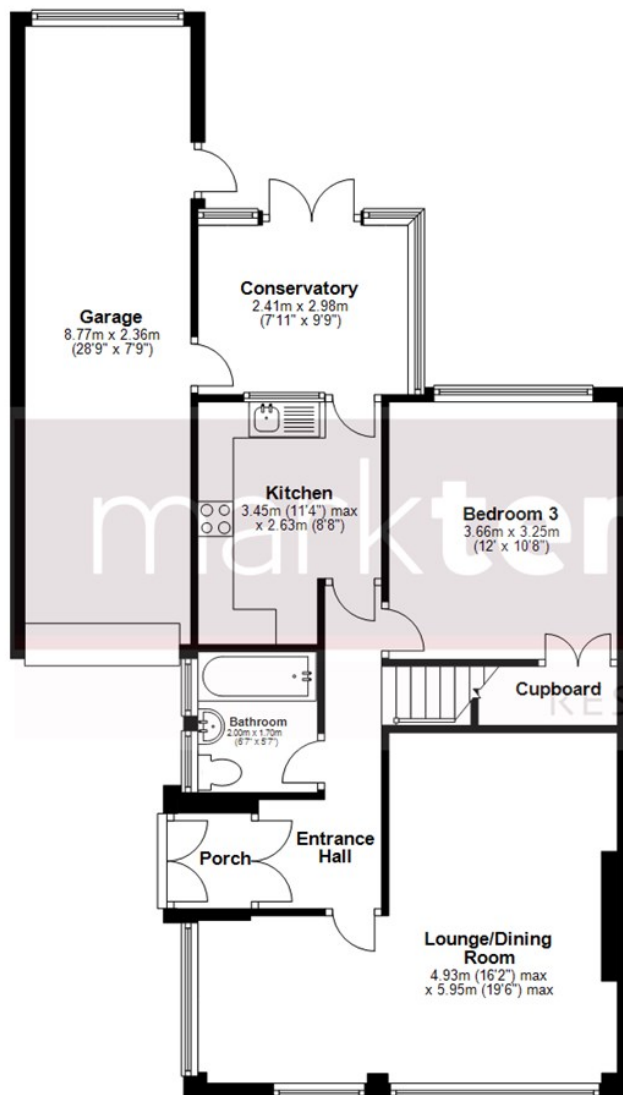






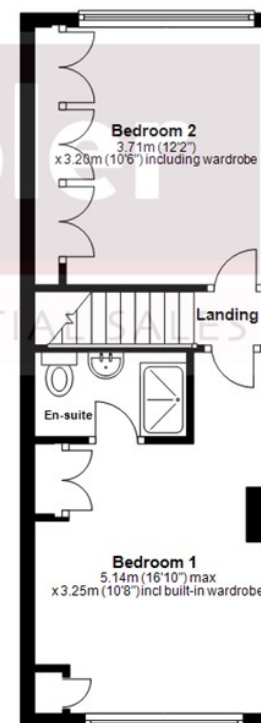
### Ground Floor

Approx. 86.6 sq. metres (932.2 sq. feet)



### First Floor

Approx. 31.7 sq. metres (341.3 sq. feet)



Total area: approx. 118.3 sq. metres (1273.5 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.