

35 Whitehouse Road Claverham BS49 4LJ

£596,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached bungalow



HOW BIG
1888.10 sq ft



BEDROOMS
4



RECEPTION ROOMS
3



BATHROOMS
2



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street and garage



OUTSIDE SPACE
Front and rear



EPC RATING
C



COUNCIL TAX BAND
F

Substantial bungalow with a glorious outlook over local countryside – Occupying a beautiful position on Whitehouse Road, this extended four bedroom detached bungalow offers beautifully presented accommodation and is well finished throughout. The bright, airy and well thought out accommodation is laid over a single level and accessed via the spacious entrance hall leading to all principal rooms. The clever layout provides a host of reception rooms including a substantial dual aspect sitting room, separate dining room, ideal for entertaining and garden room that also provides the potential to be used as a further double bedroom. The kitchen is well equipped with a range of recently modernised fitted cupboards with a double ceramic Belfast sink and Oak worksurface with the additional benefit of separate utility room. The ground floor also boasts four bedrooms, three of which are good doubles and principal with ensuite shower room and a range of fitted wardrobes. The family bathroom completes the accommodation with white three piece suite with 'P' shaped bath with shower over.

Outside enjoys a generous southerly orientated rear garden with a beautiful outlook over the adjoining fields. A large deck leads directly from the rear of the property, ideal for entertaining during the summer months. The substantial well manicured lawn is a gardener's delight, enjoying a selection of mature shrub borders. A charming surprise is the delightful courtyard to the front, an enclosed tranquil escape. The front is pleasantly laid to lawn with borders housing a variety of colourful flowers and established shrubs and off street parking for two vehicles in front of the detached double garage.

Claverham is a highly sought after country location, just south of Bristol, enjoying easy commuter access to the city centre. 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.







Substantial bungalow with views over Claverham's countryside



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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Ground Floor

Approx. 175.4 sq. metres (1888.1 sq. feet)



Total area: approx. 175.4 sq. metres (1888.1 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.