

38 High Street Claverham BS49 4NE

£489,995

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

Semi-detached house



HOW BIG

1353.10 sq ft



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Double glazing and gas fired central heating



PARKING

Off street



OUTSIDE SPACE

Front and rear



EPC RATING

D



COUNCIL TAX BAND

D

A charming three bedroom cottage in the popular semi-rural village of Claverham – 38 High Street is an idyllic three bedroom, semi detached cottage, situated on the edge of the countryside boasting a charming rural location. This wonderful period home is finished to a high standard throughout, benefitting from charming features such as a exposed stone wall, solid wood doors, a log-burning fire and boasts a deceptive amount of space offering over 1350 sq st of internal living accommodation. Upon arrival, a beautiful oak frame porch greets you and opens into the entrance hall with a well-appointed kitchen to the front, offering a dual aspect. Next, you will discover a wonderful snug that offers exposed stone and a cosy log-burning stove, while the main living area is situated to the rear. A light and airy, dual aspect lounge diner opens onto the rear garden via double doors and is awash with natural light. The internal hallway borrows light from the snug, thanks to a leaded window, and leads to the practical addition of a downstairs shower room and utility, also opening to the rear garden. From the inner hallway, stairs rise to the first-floor landing, where you will find three double bedrooms and a substantial family bathroom.

Outside, the rear garden is laid mainly to lawn and bordered by planted beds that contain a variety of plants, shrubs, and bushes. An area accessed from the living area is laid to both Indian Sandstone patio slabs, and decorative stone, is the ideal spot to sit and either simply relax or entertain when warmer months are with us. A pathway is also laid to decorative stone and leads to the rear of the garden, intersected by an additional patio seating area. To the side of the property is a gate providing access to the front, where you will find an area laid to decorative stone, providing off-street parking for numerous vehicles, enclosed on three sides by a natural stone wall.

The backwater of Claverham is a great location for those wishing to combine easy country living with fantastic country walks, and also being a great commuter base for both Bristol and surrounding towns. For commuting, the M5 junction can be found at both Weston Super Mare and Clevedon, railway stations at Yatton and Backwell and Bristol International Airport just at the top of the hill.







Charming cottage, situated on the edge of Claverham village



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



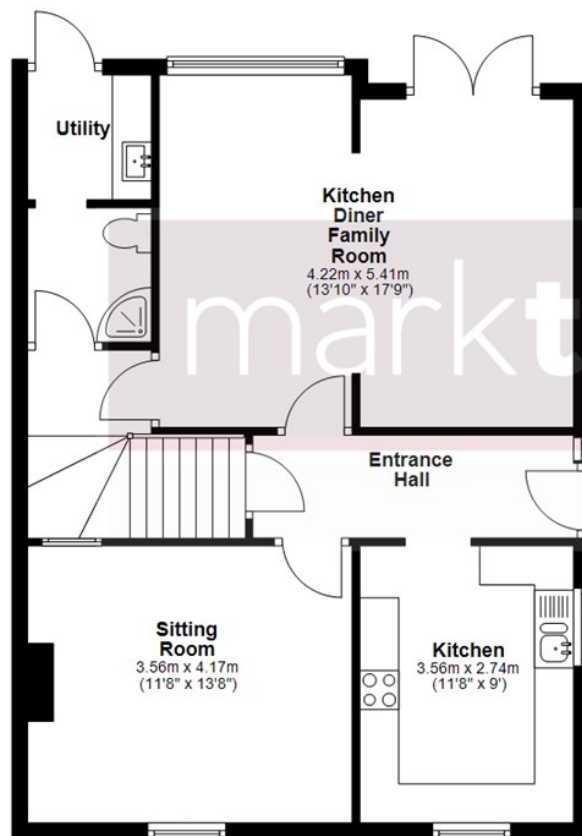
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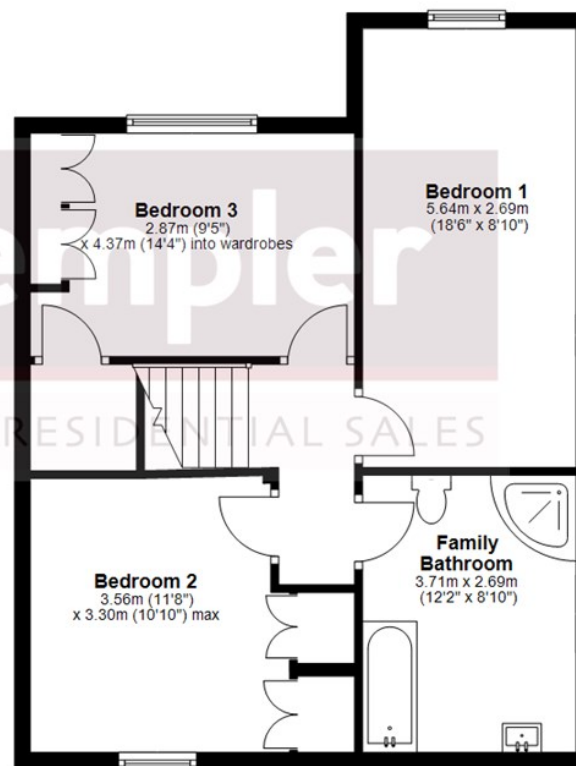
Ground Floor

Approx. 65.8 sq. metres (708.2 sq. feet)



First Floor

Approx. 59.9 sq. metres (644.9 sq. feet)



Total area: approx. 125.7 sq. metres (1353.1 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.