

3 Six Acres Close Churchill BS25 5AL

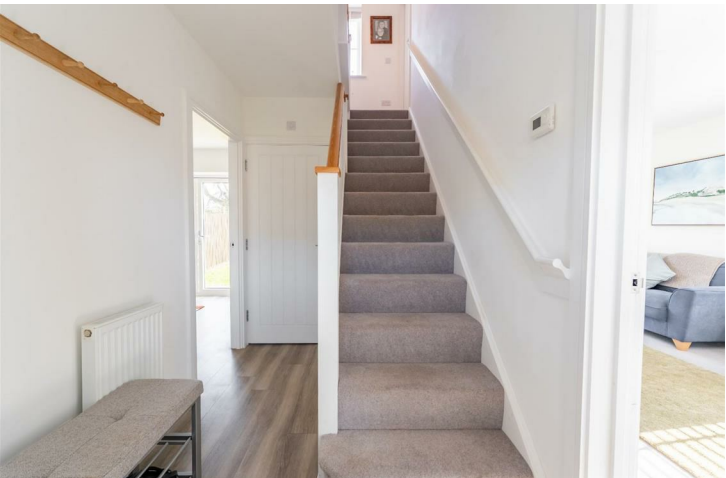
£399,995

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Detached house



HOW BIG  
930.00 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
2



BATHROOMS  
2



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off street



OUTSIDE SPACE  
Front and rear



EPC RATING  
A



COUNCIL TAX BAND  
D



Beautifully presented, double-fronted family home situated within the village of Churchill, boasting a light open-plan layout, ideal for entertaining and modern living - 3 Six Acres Close is a delightful three-bedroom detached house, built to 'The Honeybourne' design and is nicely situated within the highly regarded Mendip Gardens development, constructed by Newland Homes. This popular design provides well-balanced accommodation, set out traditionally over two floors and is accessed via a central entrance hall with a handy storage cupboard and utility/wc off and providing access to the living accommodation. On one side is the sitting room that boasts a bay window and is flooded with natural light thanks to its triple aspect and double French-style doors to the rear garden. To the other side is the heart of the home, a wonderful kitchen diner that runs from front to back front, again flooded with light from a dual aspect with French-style double doors leading out onto the garden, making it the ideal space for entertaining or spending time with family. To the first floor, you will find three well-proportioned bedrooms along with the family bathroom. The principal bedroom offers the convenience of en-suite facilities and built-in wardrobes.

Outside, the rear garden is laid mainly to lawn with a patio seating spanning the rear of the property and accessed from both the kitchen diner and sitting room via double doors. A welcome addition is a summerhouse to utilise, along with a shed that provides handy storage for all your needs. This outdoor space is a blank canvas for you to get creative and offers a wonderful amount of privacy. To the side of the property is a secure side gate that allows access to the driveway where you have off-street parking for three vehicles and leads to the front where you have a pathway leading to the main entrance, flanked on both sides by decorative stone.

Situated on Six Acres Close in Churchill, and ideally located for the Mendip Hills, giving you easy access to this area of outstanding natural beauty. The village itself offers a range of amenities, including local shops, doctors surgery, cosy village public houses and a highly regarded secondary school. Well connected for those commuting to Bristol or Weston-super-Mare, being situated just off of the A38, and also just a short drive to Bristol International Airport and Yatton's mainline railway station.











## Nearly new three bedroom detached home situated within the highly popular Mendip Gate development, Churchill



### 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...

Glorious walks on The Mendip Hills

A selection of cosy village public houses

Langford, Wrington and Congresbury village centres

Churchill Academy and Sixth form

International travel from Bristol Airport

Touts convenience store



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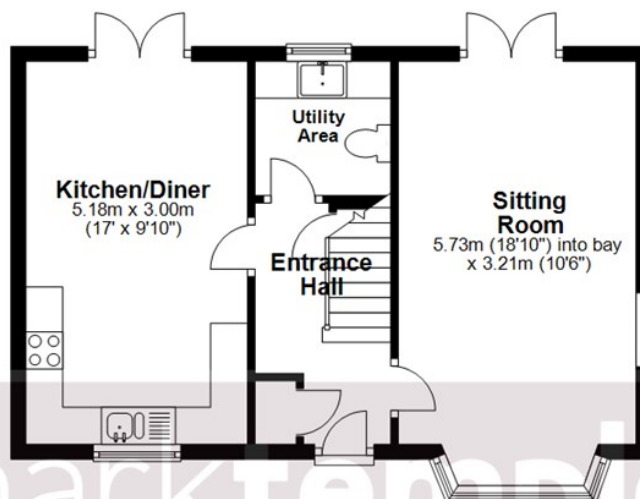






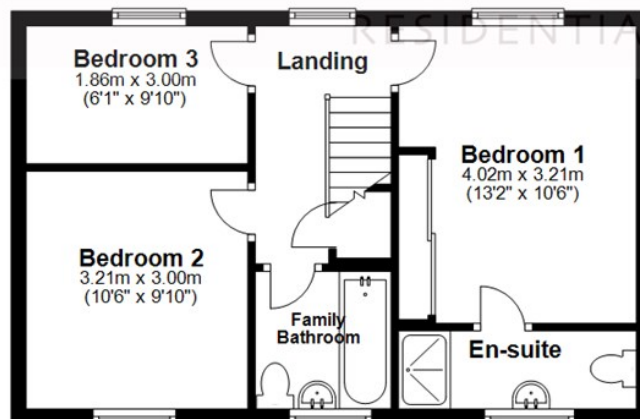
### Ground Floor

Approx. 43.7 sq. metres (470.7 sq. feet)



### First Floor

Approx. 42.7 sq. metres (459.3 sq. feet)



Total area: approx. 86.4 sq. metres (930.0 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.