

40 Bishops Road Cleeve BS49 4NG

£465,000

mark**templer**

RESIDENTIAL SALES





PROPERTY TYPE

Detached bungalow



HOW BIG

1311.90 sq ft



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

uPVC double glazing and gas
fired central heating



PARKING

Off street and double
garage



OUTSIDE SPACE

Front and rear



EPC RATING

D



COUNCIL TAX BAND

D

A charming detached bungalow situated within the village of Cleeve, offering generous accommodation and offered to the market with no onward chain. This wonderful property has clearly been loved and well-maintained throughout its ownership and offers potential buyers spacious living accommodations over a single level with an exceptional layout. Accessed via a spacious entrance hall, the living accommodation is nicely laid out with the living accommodation to one side and bedrooms to the other. The generous sitting room offers enough space to also house a dining table if you so wish, opens onto the garden via French-style double doors, and also leads to the study, located to the front. Adjacent is the beautiful kitchen breakfast room that features a half vaulted ceiling with four electrically controlled velux windows, filling the room with natural light and offering access to the rear garden via double doors. A separate utility room is on offer, also providing additional storage. Three well-proportioned double bedrooms are on the other side of the property along with the family bathroom, the principal bedroom provides the convenience of an en-suite shower room.

Out side, the rear garden is enclosed and boasts a great deal of privacy. Laid mainly to lawn, bordered by planted beds containing a variety of shrubs and bushes with a decked seating area also available along with a shed that provides additional storage. To the front, the gated gravel driveway provides off-street parking for several vehicles and leads to a detached double garage. An area to the front of the bungalow is laid to lawn with a planted bed and shrubs to the side, softening the area beautifully.

Situated on the highly regarded Bishops Road, along with cosy local public houses, The Star being only a short distance away. Schooling is well provided for at the nearby Backwell Comprehensive for the seniors, and Court de Wyck at Claverham for the juniors. For those looking to commute, Bristol City Centre can be accessed via a short drive, or mainline railway connections at both Yatton and Backwell. The property is also situated in ideal dog walking country, with the foot of Cleeve Hill just across the road.







Beautifully presented, three bedroom detached bungalow within the village Cleeve



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...

Claverham Village Hall & Tannery Bar

Goblin Combe Nature Reserve

"The Maple" Restaurant

Church of Holy Trinity

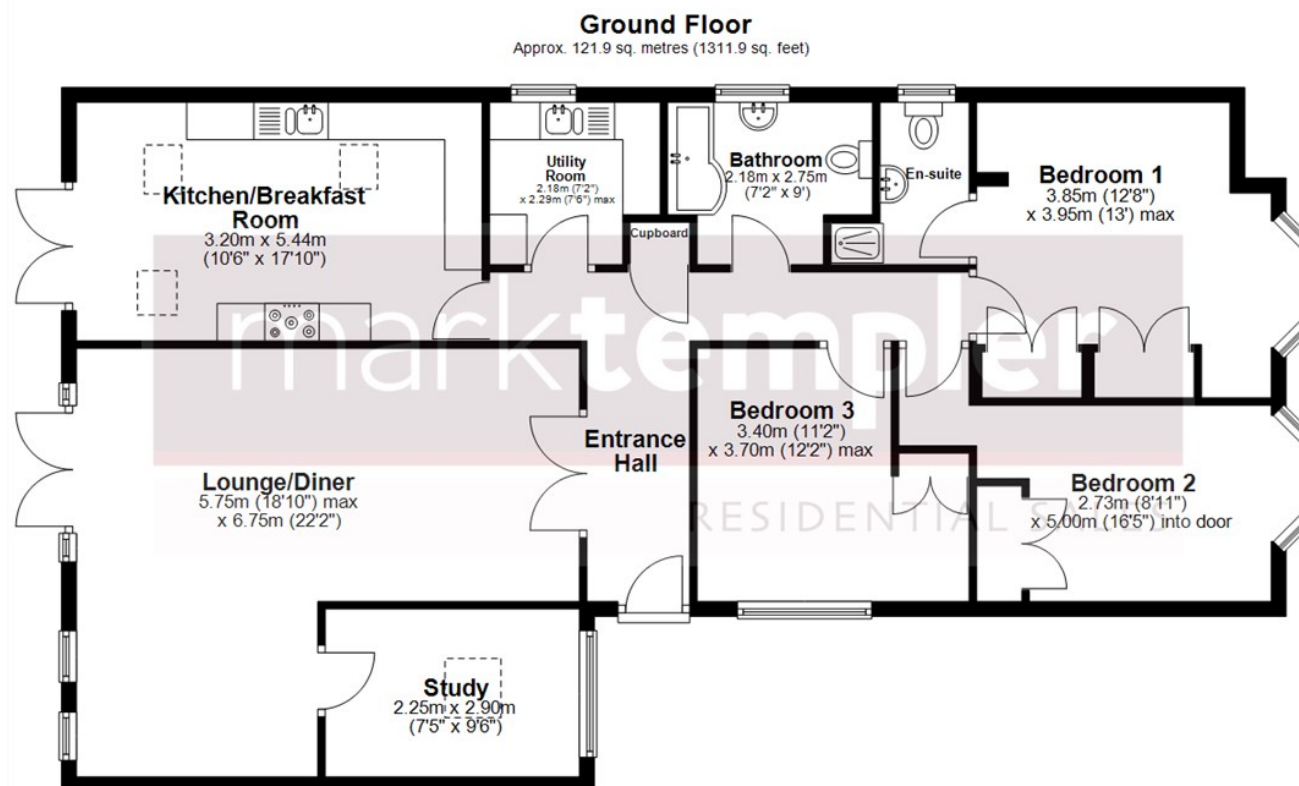
Cleeve Nursery & Garden Centre

Court de Wyck & Backwell Secondary
School Catchment



For the latest properties and local news follow
marktempler residential sales, Yatton on:





Total area: approx. 121.9 sq. metres (1311.9 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.