

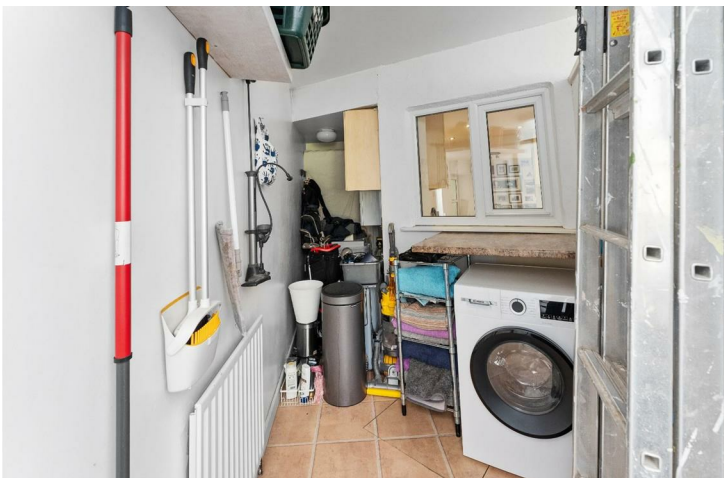
138 Claverham Road Claverham BS49 4LQ

£350,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Semi-detached house



HOW BIG
1198.00 sq ft



BEDROOMS
3



RECEPTION ROOMS
4



BATHROOMS
2



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street



OUTSIDE SPACE
Front and rear



EPC RATING
D



COUNCIL TAX BAND
D

Bay fronted Edwardian home offering period charm and personality - 138 Claverham Road is a semi-detached period home, and is situated within the village of Claverham, offering spacious and flexible living accommodation that is traditionally set out over two floors. The bay-fronted sitting room is to the front of with the kitchen situated towards the rear of the property. These two rooms are perfectly connected by the dining area in the center, creating a wonderful flow. The sun room offers additional living space and opens out to the rear garden, and is a wonderful spot to spend a sunny afternoon or two. A study, utility area, and shower room are also to be found on the ground floor. Upstairs, the first floor provides three bedrooms, along with the family.

Outside, the rear garden boasts a great deal of privacy and is surprisingly long, offering a good amount of space for both family life and entertaining. An area is laid to decorative stone with five steps rising to the lawn. To the rear of the garden is a decked seating area for you to make the most of the evening sun, with a shed providing handy storage. To the front, a block paved driveway provides off-street parking for multiple vehicles, along with a carport that leads to the main entrance.

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.







Edwardian, three bedroom family home, situated within the popular village of Claverham



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...

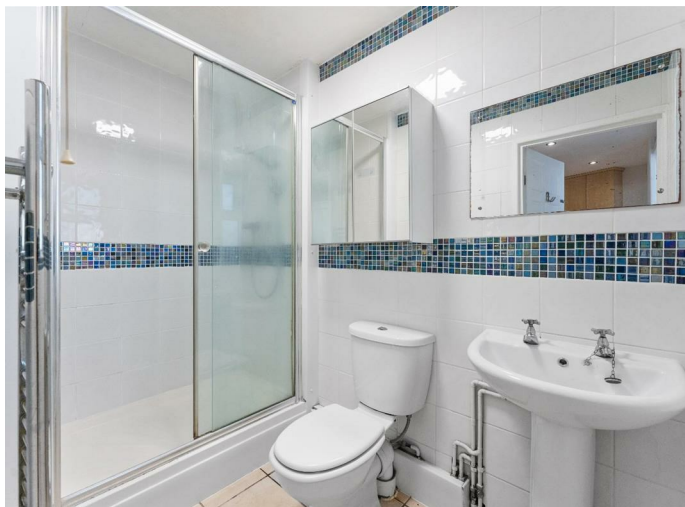
Beautiful countryside walks

Court De Wyck Primary School & Backwell
Secondary School catchment area

Claverham Village Hall & Tannery Bar

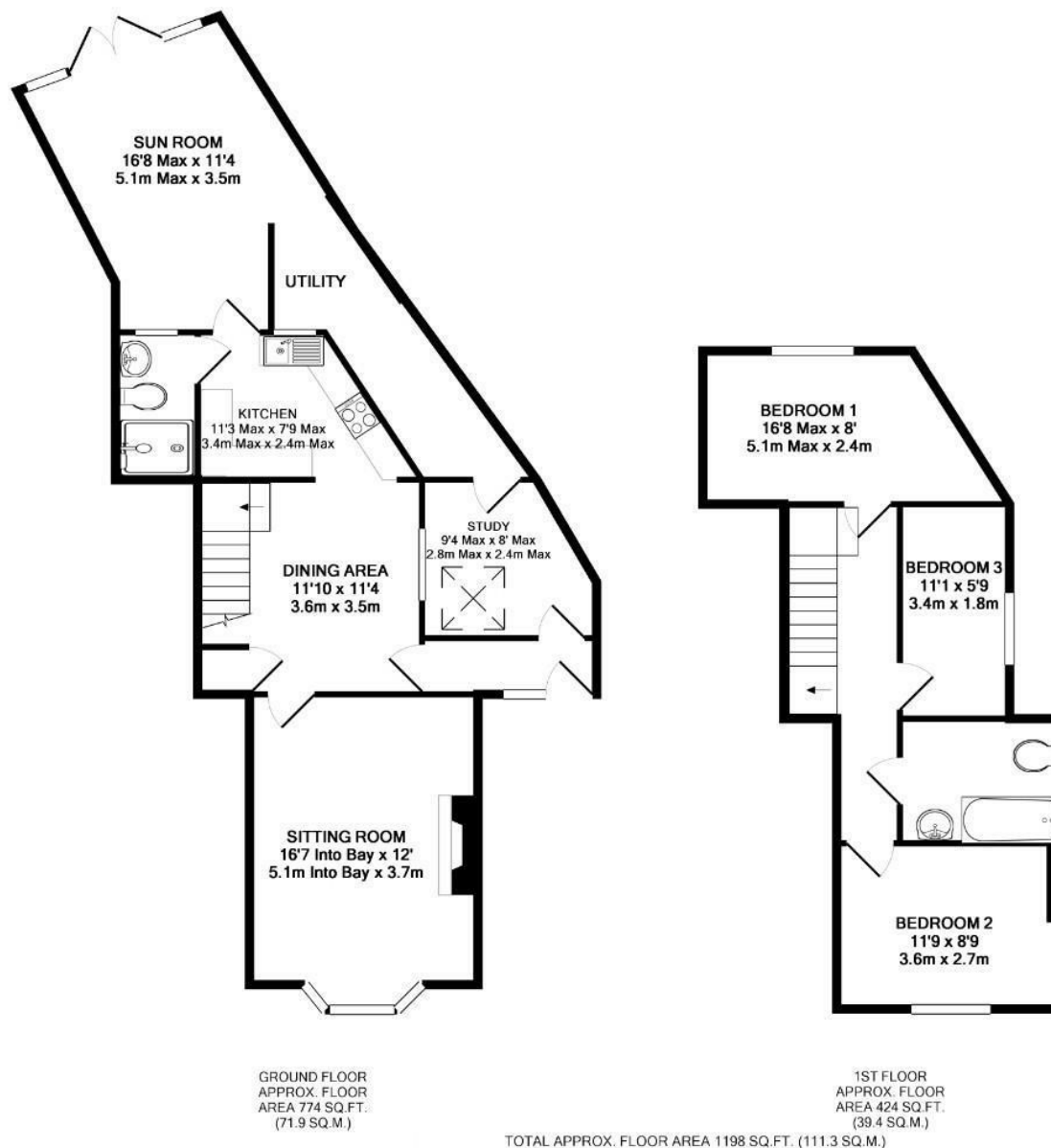
Stepping Stones Community Pre-School

Easy commuting to Bristol City Centre



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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