

109 Claverham Road Claverham BS49 4LE

£425,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Semi-detached house



HOW BIG
879.00 sq ft



BEDROOMS
3



RECEPTION ROOMS
2



BATHROOMS
1



WARMTH
uPVC double glazing and
gas fired central heating



PARKING
Off street



OUTSIDE SPACE
Front and rear



EPC RATING
D



COUNCIL TAX BAND
D

Situated within the village of Claverham and backing onto open countryside, this enchanting three-bedroom semi-detached cottage is the epitome of rural charm. From the moment you arrive, the character and warmth of this home invite you in, promising a lifestyle that blends timeless elegance with modern comfort.

Step through the welcoming porch and into a sitting room that feels like a cosy retreat. Dual-aspect windows flood the space with natural light, while the bay window with its charming seat offers the perfect spot to curl up with a book. Exposed wooden beams and an enclosed log-burning stove complete the picture, creating a room that radiates character and comfort. To the rear, the kitchen/dining room is a true heart-of-the-home space. Styled with a country flair and framed by rustic beams, this room is ideal for family gatherings or leisurely breakfasts overlooking the rolling fields beyond. Its dual-aspect design ensures every meal is accompanied by a backdrop of greenery and sky. Upstairs, the first-floor landing leads to three beautifully proportioned bedrooms, each with its own unique charm. The family bathroom is a sanctuary in itself, boasting a freestanding roll-top bath and a separate shower enclosure, a luxurious space to unwind after a long day.

Outside, the magic continues. The rear garden is a haven of tranquillity, laid mainly to lawn with a gravel pathway guiding you to a raised decked terrace. Here, uninterrupted views of open countryside stretch out before you, a perfect setting for summer evenings spent entertaining or simply soaking up the serenity. To the front, a generous gravel driveway provides ample parking for several vehicles.

Claverham offers the best of both worlds: a peaceful village setting with excellent connections to Bristol and surrounding towns. The M5 is easily accessible, with rail links at Yatton and Backwell, and Bristol Airport just a short drive away.







Charming stone built cottage, backing onto open 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...

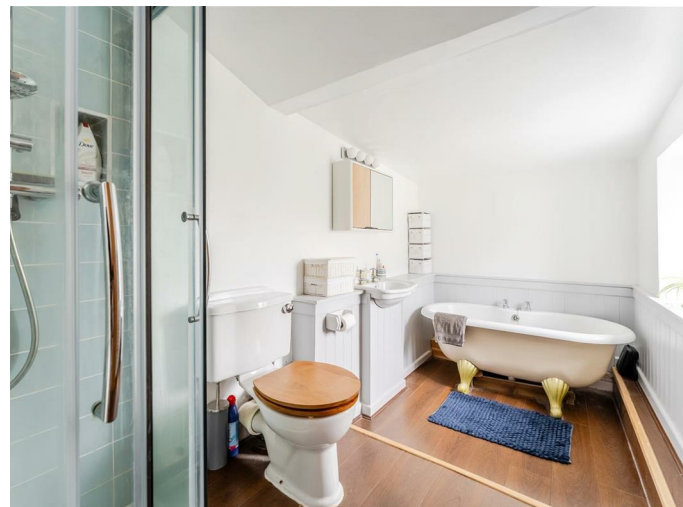
Beautiful countryside walks

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



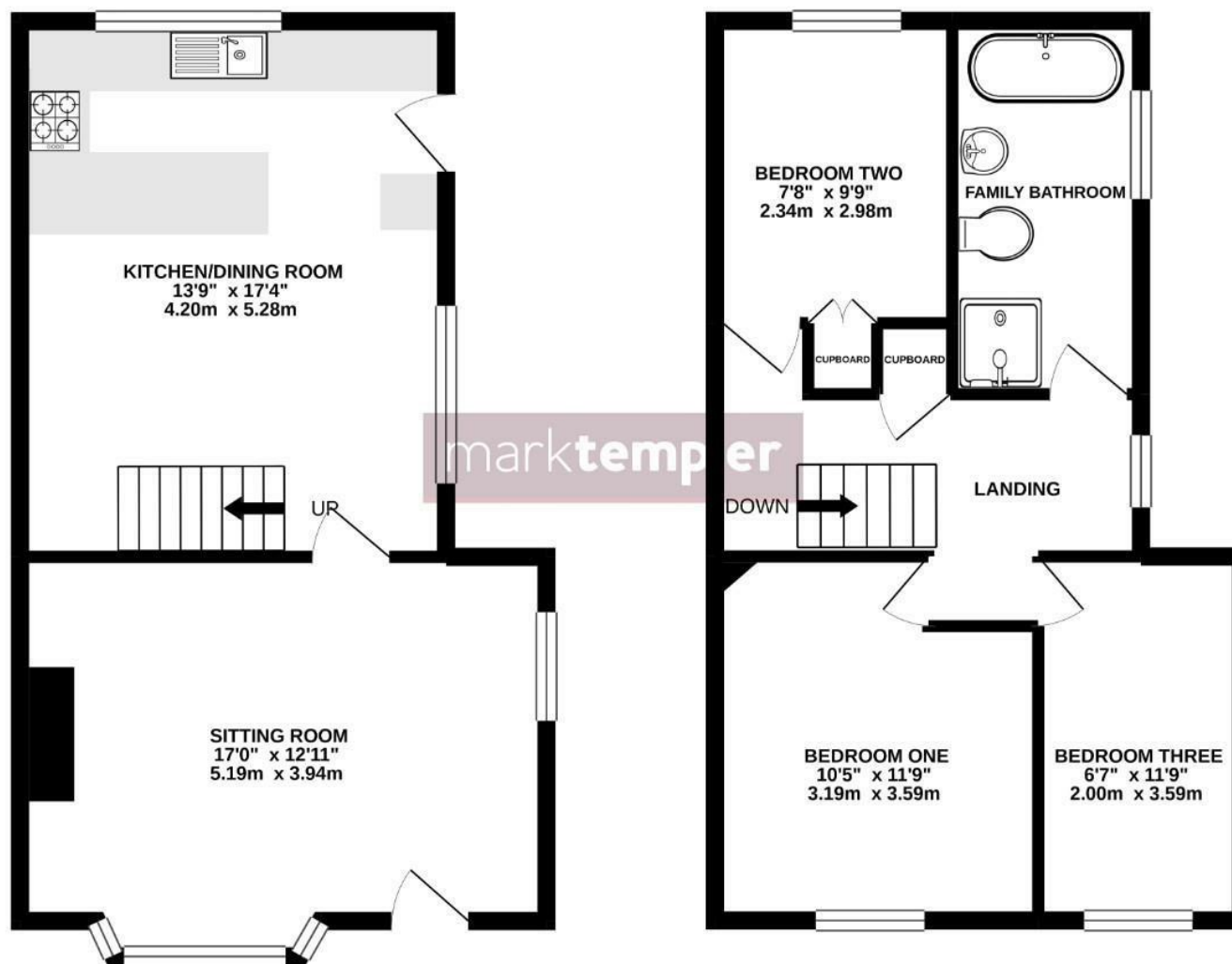
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GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.

1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 sq.m.) approx.

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.
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