



The Coach House, 6 Chapel Lane Claverham BS49 4LT
£425,000

Spacious layout



PROPERTY TYPE

Detached house



HOW BIG

2150sqft



BEDROOMS

4



RECEPTION ROOMS

3



BATHROOMS

2



WARMTH

Gas Central Heating and
uPVC Double Glazing



PARKING

Off street parking
plus Car Port and
Garage



OUTSIDE SPACE

Rear



EPC RATING

C

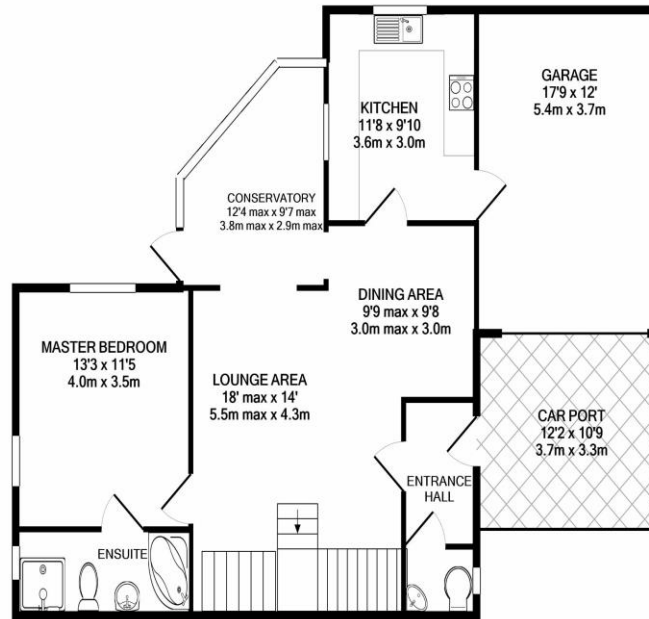


COUNCIL TAX BAND

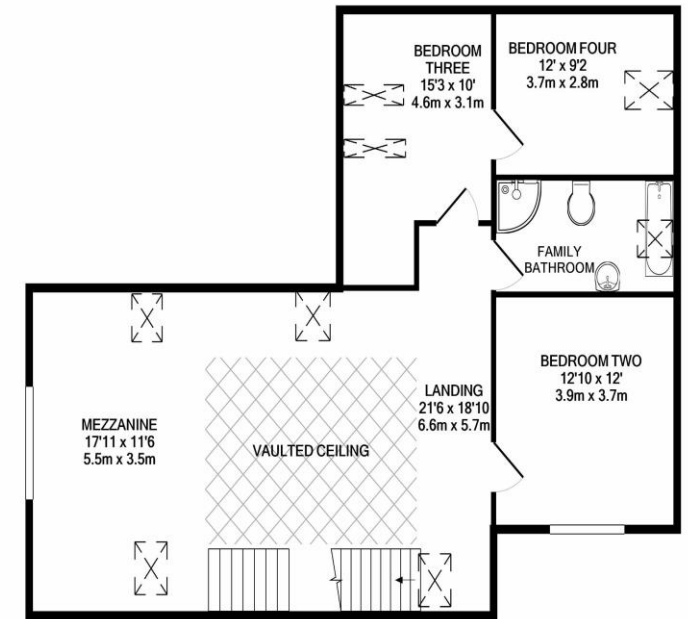
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welove

- Exceptional individual one off home
- Flexible layout three/four bedrooms
- Feature staircase with galleried landing
- Solar panels generating 'free' electric and hot water
- Westerly facing rear garden with off street parking for numerous vehicles plus garage
- Sought after out of town location offering easy access to commute to Bristol or motorway network



GROUND FLOOR
APPROX. FLOOR
AREA 1003 SQ.FT.
(93.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 896 SQ.FT.
(83.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1899 SQ.FT. (176.4 SQ.M.)

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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more details

Exceptional 'one off' home with light and airy open plan layout - This fabulous three/four bedroom property was commissioned by the current owners in 2004, who have built a beautiful property that boasts features including galleried landing with mezzanine, exposed oak beams and feature staircase. The property is entered via the entrance hall that opens into the main open plan living dining area with vaulted ceiling and bifurcated stairway. The separate kitchen and conservatory overlook the rear garden. Downstairs also boasts an ensuite double bedroom, showing the versatility of the property, with the well thought out layout. Upstairs has a further two/three bedrooms, family bathroom and mezzanine reception room with galleried landing.

Outside benefits from a westerly facing garden, that offers an ideal space for those who enjoy entertaining during the summer months. Numerous off street parking spaces are provided to the side of the property as well as single garage.

The backwater of Claverham is a great location for those wishing to combine easy country living whilst 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 with Bristol International Airport just at the top of the hill.



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** - for all individuals who are making the offer – This can be an up to date passport or driving licence.
- **Proof of residence** - for the current address for all individuals who are making the offer – Proof of residence needs to be a bill or official document dated within three months of the date of your offer.
- **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 £180
AB & C Surveyors - Surveyors	Referral Fee £100
Bishop & Co – Mortgage Advisors	Referral Fee 20%
of the net commission received by Bishop and Co	

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 to you.

the property is close to...

- Court de Wyck Church of England Primary School
- Backwell Secondary Academy
- Claverham Village Hall & Tannery Bar
- Glorious Countryside Walks
- Mainline Railway Connection at Backwell and Yatton



owners love

“The property is our own design, part self built, in a quiet rural area. We have all day sun, the garden is low maintenance and we love it. Only selling as it is too big for us now, ready to downsize.”

consider this

The property has the versatility of offering one floor living.



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