

marktempler

RESIDENTIAL SALES



The Croft Clevedon BS21 6AT
£475,000

Detached chalet style house enjoying a pretty woodland backdrop



PROPERTY TYPE
Detached house



HOW BIG
1336sqft



BEDROOMS
4



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
Gas central heating and
double glazing



PARKING
Parking and a garage



OUTSIDE SPACE
Beautiful Rear Garden



EPC RATING
D



COUNCIL TAX BAND
D



- ## welove
- Quality Extended Chalet Style Detached Family House Offering Beautifully Presented And Greatly Improved Accommodation
 - The Property Includes Four Bedrooms, Two Reception Rooms, Bathroom, Shower And Cloakrooms
 - Superb Fittings Throughout Including Kitchen/Breakfast Room With A Full Array Of Appliances
 - Pretty Garden Abutting Woodland With Ample Off Street Parking, Garage And Driveway
 - Superb Cul De Sac Setting In The Highly Acclaimed Swiss Valley



ownerslove

“We have really enjoyed living at this lovely peaceful property. The backdrop of the woods at the bottom of the rear garden are a particular bonus.”



more details

Contemporary detached chalet style house enjoying a quality tree lined setting situated on the fringe of the Gordano Valley - This sixty year old contemporary detached family house is a chalet style home offering particularly deceptive extended family accommodation enjoying an amazing cul de sac location within the Swiss Valley area of Clevedon.

This detached chalet style home has enjoyed a really clever well designed extension offering a thoughtfully presented family home. The property includes to the first floor four well proportioned bedrooms, bathroom and shower room and to the ground floor a large sitting room with bay window, separate dining room, delightful kitchen/breakfast room, utility room and downstairs cloakroom.

The gardens are delightful with the front enjoying a driveway offering parking for two cars and leading to the integral garage, together with attractive mature trees and shrubs surrounding the path approach to the main front door. To the rear are excellent sized secluded gardens that back towards the woodlands of Clevedon Court. In recent years, the property has enjoyed a thorough refurbishment programme with the installation of a contemporary kitchen with appliances together with the installation of a contemporary bathroom, shower room, cloakroom and utility suite.

The Croft can be found within the highly acclaimed Swiss Valley area of Clevedon offering easy access to the glorious woodland walks of Clevedon Court as well as offering easy approach to Clevedon town centre together with junior and high schools. This fabulous family home should be viewed at the earliest opportunity.



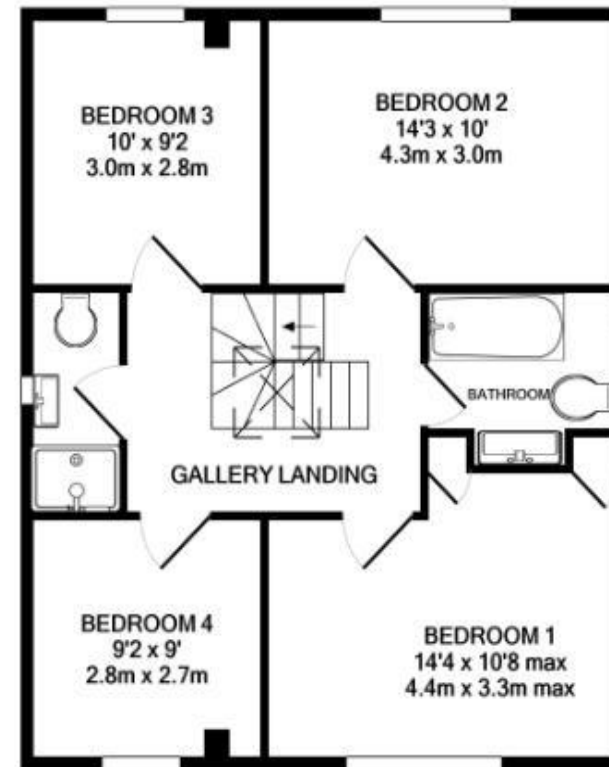
consider this

The garage is less than the average size.

floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 716 SQ.FT.
(66.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 620 SQ.FT.
(57.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1336 SQ.FT. (124.2 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.

Made with Metropix ©2020

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...

- Glorious woodland walks of Clevedon Court
- Clevedon Community School and All Saints Primary School
- Level to Clevedon Town Centre and a short distance from Junction 20 of the M5 motorway network
- Clevedon Triangle town centre
- A drink and a meal at The Old Inn



Mark Templer Residential Sales 8 Kenn Road Clevedon BS21 6EL t 01275 341110 e clevedon@marktempler.co.uk w marktempler.co.uk

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.