

marktempler

RESIDENTIAL SALES



Duck Lane Clevedon BS21 6TP  
£595,000

Substantial family home with annex in a sought after village location





PROPERTY TYPE

Semi Detached Cottage



HOW BIG

1806sqft



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

4



WARMTH

Oil heating and double glazing



PARKING

Driveway & garage



OUTSIDE SPACE

Front and rear



EPC RATING

C



COUNCIL TAX BAND

E



## welove

- Modern cottage style home built in 2008
- Detached garage/workshop and annex to rear
- Contemporary open plan kitchen/dining room
- Cosy sitting room complete with wood burning stove
- Ample off road parking and garage/workshop
- Popular Village location abutting countryside



## ownerslove

*"The village is a very welcoming and friendly place the house and gardens are a real delight and the annex has been exceptionally useful."*





## more details

This charming cottage style home was built in 2008, positioned in a quiet backwater within the sought after village of Kenn, the property offers versatile accommodation surrounded by impressive gardens. This cottage really does offer the best of both worlds - all of the period elegance associated with the chocolate box cottage design yet embracing the convenience of a modern interior ideal for families and couples alike.

The property is set behind a walled garden with gated access opening to a substantial gravel driveway, this leads past the front lawn with well stocked and mature borders to the entrance door and side gate. Stepping inside you're immediately welcomed by a spacious hallway complete with an adjoining shower room. The cosy sitting room provides a pleasant outlook into the front garden and has a feature wood burning stove. Beyond the sitting room to the rear is unquestionably the heart of this home, the impressive open plan kitchen and dining room is fitted with a range of base and eye level units. Light pours in through the skylights and glazing with double doors from the dining area opening to the garden. Upstairs you will find a spacious family bathroom and three very well proportioned bedrooms with the principal room enjoying an en-suite shower room.

The rear gardens are a real hidden gem with the gravel driveway to the side extending to the substantial garage/workshop. From the dining room doors a patio area wraps around the house with a couple of steps leading to the level lawn. The enclosed garden is planted with a wide array of established shrubs with a generous patio at the far end providing the perfect space to entertain family and friends. It's from this patio that you will also find the property's final hidden feature - doors open to a generous 25ft annex/home office which benefits from a further en-suite shower room.

Willow Cottage occupies an outstanding position within the village of Kenn. The sought after rural setting together with this hugely appealing property means an early viewing comes highly recommended.

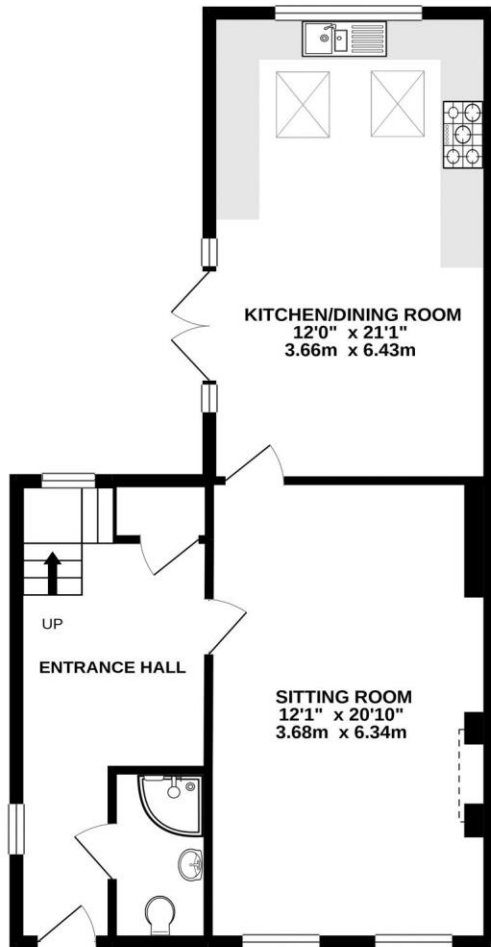


## consider this

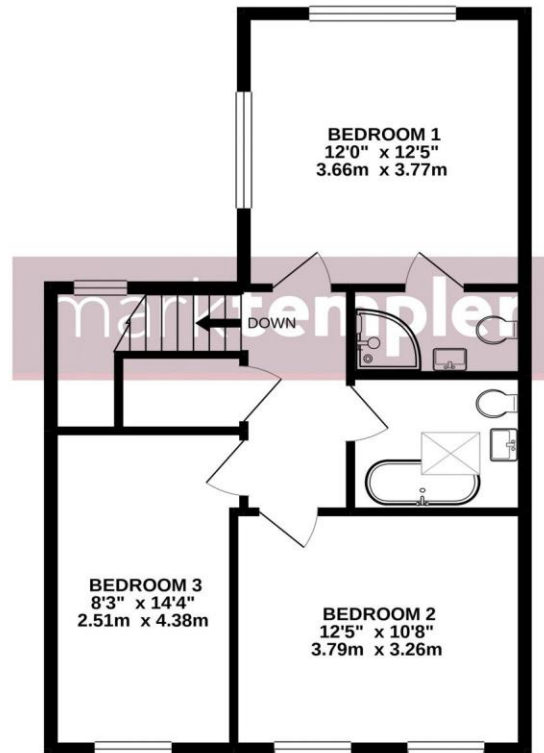
*A beautiful example of a modern home designed to blend into its peaceful village setting.*

# floorplan

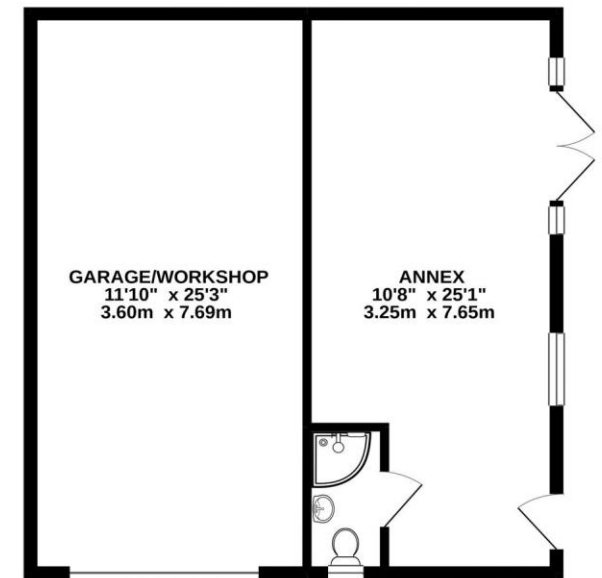
GROUND FLOOR  
668 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



OUTBUILDING  
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1806 sq.ft. (167.8 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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## 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 £180
Head Projects - Surveyors	Referral Fee 10%
of the net commission received by Head Projects	
The Mortgage Centre – Mortgage Advisors	Referral Fee 20%
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



## the property is close to...

- Drum and Monkey public house
- Kenn village hall
- Open countryside
- Shopping facilities in Clevedon
- Mainline railway station at Yatton





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