

marktempler

RESIDENTIAL SALES



221 Clevedon Road Tickenham BS21 6RX
Guide Price £600,000

Beautiful home with stunning gardens and countryside views



PROPERTY TYPE

Detached House



HOW BIG

1734sqft



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

3



WARMTH

Gas central heating and
double glazing



PARKING

Large garage and
sweeping driveway



OUTSIDE SPACE

Large and landscaped



EPC RATING

D



COUNCIL TAX BAND

G



welove

- Substantial detached family home
- Three reception rooms and potential to extend subject to planning
- Glorious far reaching views across open countryside
- Views across the valley to The Mendip Hills
- Extensive driveway with turning bay and double garage
- Wonderful gardens extending to the front and rear



ownerslove

*"A wonderful family home in this pretty semi-rural
village setting."*



more details

Glorious double fronted detached home set in established gardens - Enjoying a fine position towards the Nailsea end of Tickenham, this imposing double fronted detached property is available for sale for the first time in over 50 years. Constructed in 1970, this impressive four bedroom home offers generous room proportions throughout. Located in an enviable plot the home enjoys an elevated position which benefits from a balcony and far reaching views across the valley towards the Mendip Hills.

In brief the accommodation comprises a welcoming central entrance hallway leading to many of the principal rooms. The spacious sitting room enjoys a South aspect with feature fireplace and sliding doors which opens to the dining room. From here you can access both the adjoining garden room and kitchen/breakfast room, both enjoying a lovely outlook across the rear garden. Completing the ground floor is the family room, cloakroom and utility room.

Upstairs, the landing leads to a four piece family bathroom and four well proportioned bedrooms, with the principal room benefiting from both an en suite shower room and balcony.

The gardens are truly delightful, gently sloping and mainly laid to lawn with established shrubs. Adjoining the garden room is a paved patio with a BBQ area set further up the garden. Both the front and rear gardens are enclosed by low level walls, fencing and hedging. In addition, parking is no problem as an extensive tarmac drive with a turning bay leading to the detached double garage. For access as a commuter base, the M5 motorway can be connected at both Clevedon and Gordano junctions and Bristol City Centre is approximately 12 miles up the road. The nearby towns of Nailsea and Clevedon cover most of the eventualities of day to day life including shops, secondary schools, health and sports centres.

This really lovely home will be of strong appeal and must be viewed.

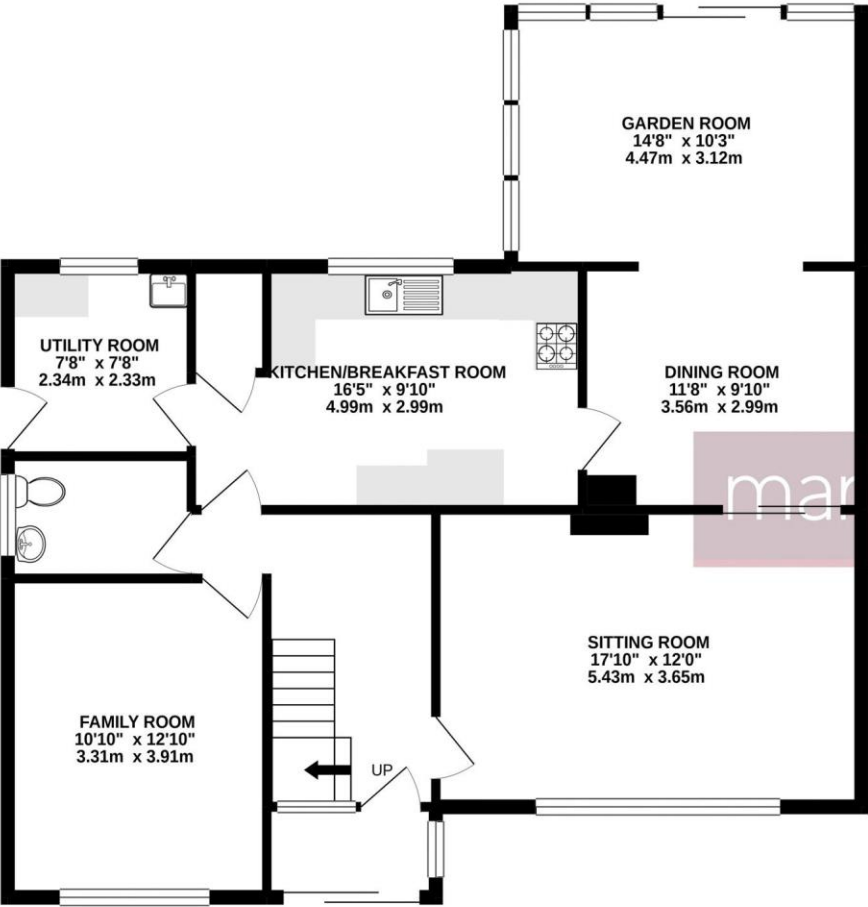
consider this

Unlike many homes in Tickenham the views to the front of this house are uninterrupted.

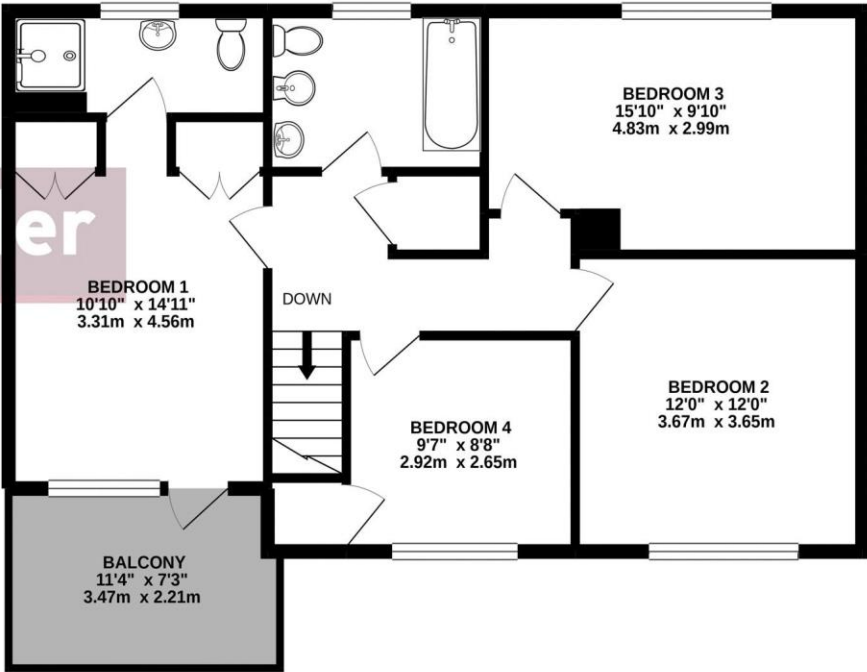


floorplan

GROUND FLOOR
989 sq.ft. (91.9 sq.m.) approx.



1ST FLOOR
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 1734 sq.ft. (161.1 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...

- Tickenham Church of England Primary School
- Clevedon School
- A short drive to Clevedon Town Centre
- Beautiful countryside walks
- Easy access to M5 Junction 20



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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.