

marktempler

RESIDENTIAL SALES



Heron Gardens Portishead BS20 7DH
£595,000

Exceptional detached home with double garage



PROPERTY TYPE
Detached House



HOW BIG
1476sqft



BEDROOMS
4



RECEPTION ROOMS
3



BATHROOMS
2



WARMTH
Gas central heating and
double glazing



PARKING
Double garage and
large driveway



OUTSIDE SPACE
Front and rear



EPC RATING
D



COUNCIL TAX BAND
E



welove

- Detached family home
- Exceptionally high standard of presentation
- Four bedrooms
- Amtico Flooring and Oak doors present throughout downstairs
- Double garage
- Versatile and plentiful living accommodation



ownerslove

"After enjoying 10 years in Heron Gardens and Portishead we are reluctant to leave this friendly neighbourhood. We can walk on level ground into the local High Street in 15/20 minutes and there is a bus stop very nearby. Our large drive can accommodate 5 cars plus a double garage - the envy of our neighbours!"



more details

An incredibly rare opportunity to purchase this stunning, detached family home on one of Portishead's most popular cul de sacs. With fantastic well proportioned rooms and a generous plot surrounding, properties of this grandeur rarely become available, therefore an early viewing comes highly recommended.

On the ground floor, the plentiful and versatile layout comprises entrance hall, office, living room, snug, garden room, kitchen/diner, utility room and wc. The generous living room boasts feature fireplace, and a window to the front which bathes the room in light and creates an enjoyable space in which to sit and relax. Through a set of bi-folding doors, you will find the snug which is a charmingly cosy room, perfect to settle into on a cold winters day to watch a film. The sun room has been updated and improved by the current owners, allowing residents to enjoy the immaculate rear garden all year round. The contemporary kitchen/dining room, extended when the property was first constructed, is the focal point of the house and truly epitomizes a 'wow' room. A wealth of high quality wall, drawer and base units provides abundance of storage whilst there is further space for a large range cooker and freestanding fridge freezer. The connection to the dining area has been created in such a way to make the ideal entertaining space for you and your guests. Adjoining the kitchen, the handy utility room offers plumbing for both a washing machine and tumble dryer. The all important office completes the downstairs with views, overlooking the front garden.

On the first floor are four bedrooms, family bathroom and ensuite. Bedroom one boasts bundles of bespoke built in wardrobe space, with a modern shower room ensuite adjoining. There are two further double bedrooms with front and rear aspects respectively, whilst bedroom four is currently utilized as a dressing room by the current owners. The family bathroom has been fitted to include walk in shower, wc, sink and vanity unit. Complimentary tiling has been applied throughout.

To the front of the property a significantly spacious driveway leads up to a detached double garage, which has the benefit of both light and power connected. The house is perfectly framed as you approach it, with mature hedging, shrubs and walls along the boundaries. To the rear is a meticulously manicured, but relatively low maintenance garden. Privacy is at an absolute premium, allowing you to enjoy the beauty of your established surroundings. Laid predominately to lawn, a patio adjoins the garden room, whilst raised floral beds wrap around on all sides. At the bottom of the garden a 'secret garden' seating area, offers an idyllic spot to enjoy a glass of your favourite tipple.

Heron Gardens is highly favoured location within Portishead, from this position you can reach a variety of amenities but perhaps most importantly it's only a short walk to the Marina where you can enjoy a collection of restaurants, bars and coffee shops.

This property has a real air of elegance surrounding it and has been presented to an incredibly high standard throughout. Properties of this nature rarely become available, the calibre of the finish is undisputed with quality fixtures and fittings present in every room, therefore an early viewing is essential.

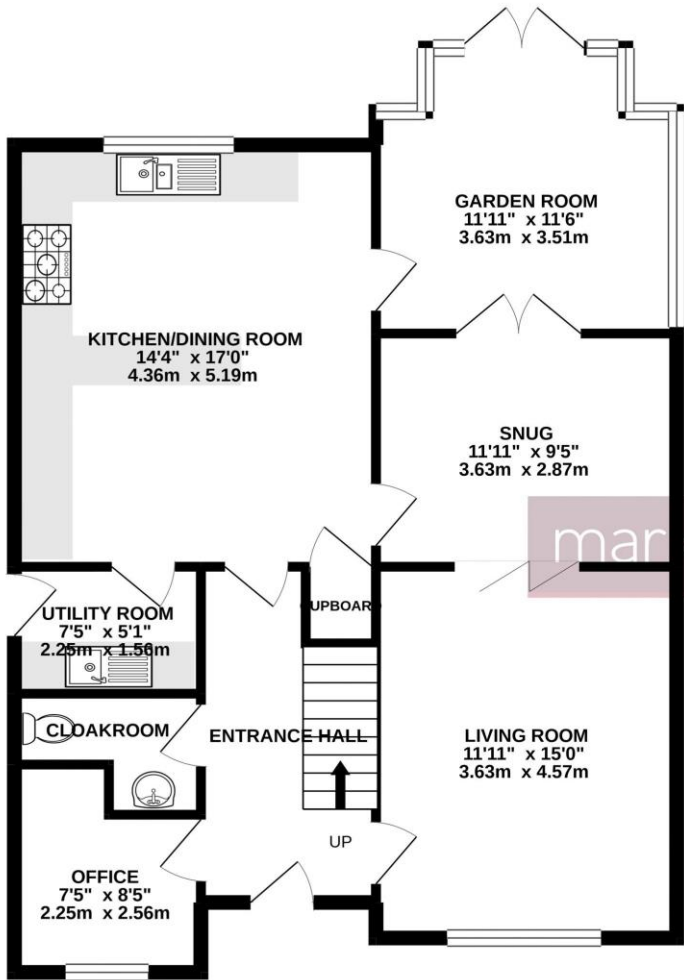
consider this

The property is incredibly convenient for commuters.

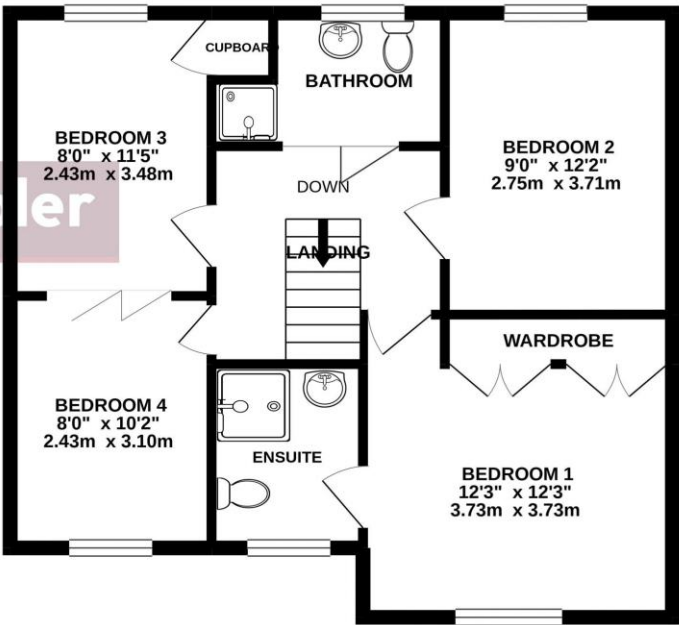


floorplan

GROUND FLOOR
876 sq.ft. (81.3 sq.m.) approx.



1ST FLOOR
600 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1476 sq.ft. (137.1 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.

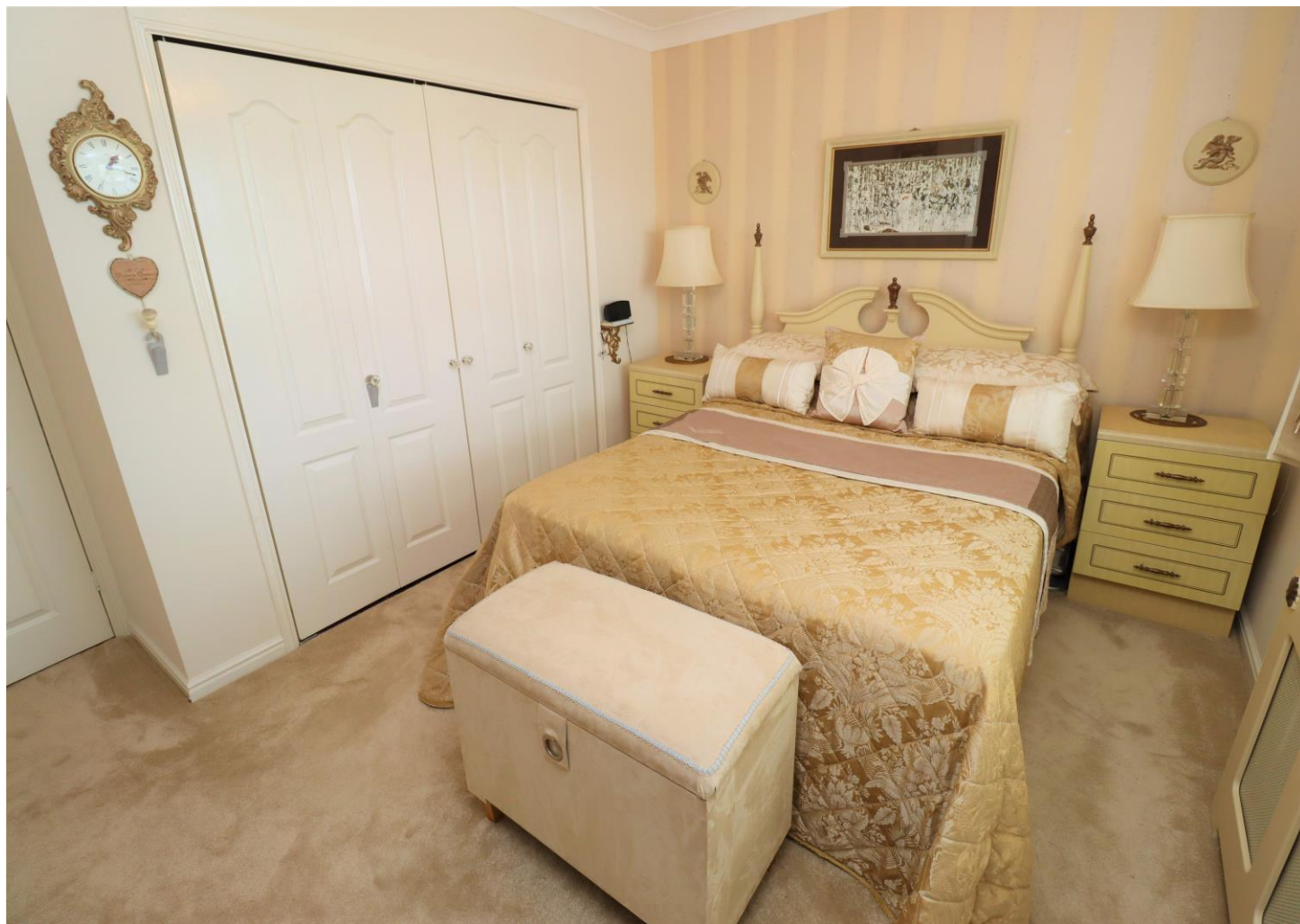
The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer 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...

- Sainsburys Supermarket
- Hall and Woodhouse bar and restaurant
- La Marina restaurant
- Trinity Primary School
- Waitrose Supermarket



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