

All Saints Lane Clevedon BS21 6FX

£499,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
House - Detached



HOW BIG
891.00 sq ft



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
2



WARMTH
Gas Central Heating



PARKING
Driveway



OUTSIDE SPACE
To Front



EPC RATING
B



COUNCIL TAX BAND
E

A truly unique home presented with a high quality finish. This detached barn was converted only a few years ago and still boasts an abundance contemporary fittings.

As approached, the property is enclosed via an electric sliding iron gate, this opens into a parking area for several cars. The rest of the perimeter is bound by either a stone wall or fence.

Typically described as an 'upside down house', the two bedrooms are found on the entry level with the living space upstairs. The accommodation begins with a central hallway with a double bedroom on either side. The main bedroom enjoys a stylish en suite shower room in addition to the main bathroom accessed from the hall. There is also plenty of storage space, the under-stairs cupboard is handy to hide away your essentials and also confines the washing machine.

The upstairs will not fail to impress, the entire floor is an open plan kitchen/dining/living room. It's been cleverly designed to have separate areas despite being open. The cosy sitting area enjoys a Juliet balcony and views across the wooded backdrop. The attractive kitchen is fitted with a range of base and wall units as well as a central island. There is plentiful storage and a variety of integrated appliances including a fridge/freezer, dishwasher, double oven and wine cooler. A key feature within the property, particularly upstairs is light, there are windows on each side of the building plus two skylights upstairs.

Outside, the gardens are at the front, there is a lawn area as well as a patio to sit and relax. The gardens are blessed with a very sunny aspect with sunshine from early afternoon through until the evening. There is a shed to the side with power and light.

Court Farm is a select development of nine properties, this charming barn is the only of its type. Whilst positioned on the outskirts of Town, you are still within walking distance of a shop, pub and Schools. For commuters, there is quick access leading into Bristol City Centre.



A unique detached barn enjoying impressive fittings and sunny gardens.



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. To do this, we need your full name including titles, dates of births 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 £175 + VAT, 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 included within any quotes provided by the named companies.



Up your street...



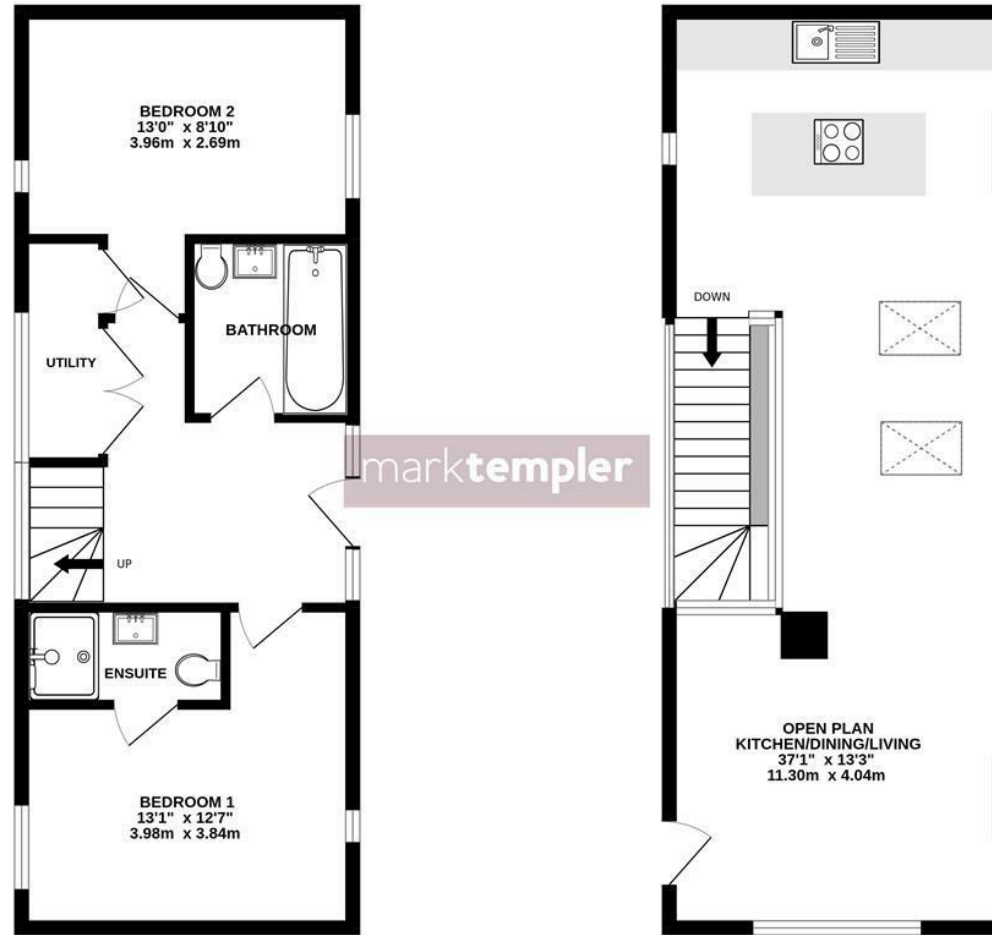
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GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.7 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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