

Heron Gardens Portishead BS20 7DH

£535,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
House - Detached



HOW BIG
1698.00 sq ft



BEDROOMS
4



RECEPTION ROOMS
3



BATHROOMS
2



WARMTH
Gas Central Heating



PARKING
Driveway & Double
Garage



OUTSIDE SPACE
Side & Rear



EPC RATING
C



COUNCIL TAX BAND
E

A substantial detached home offering extensive space and comfort for a growing family. The property is situated on an excellent overall plot, providing a generous amount of outdoor space for children and for entertaining guests. With four bedrooms and two bathrooms, there is plenty of room for everyone in the family to have their own space.

Inside the property, there is a central hallway providing access to all rooms, including three separate reception rooms - perfect for hosting gatherings and dining or simply relaxing with the family. The conservatory allows for an abundance of natural light to flood into the home, creating a bright and inviting atmosphere. Additionally, there is a study downstairs, perfect as a dedicated space for those who work from home. The principal bedroom also enjoys an en suite shower room. For added convenience, there is a separate utility room, allowing for easy laundry and more storage as well as providing easy side access into the garage.

To the front of the property there is ample parking for multiple vehicles plus a double garage. Whether you simply need more storage or always fancied a new hobby but never had the space, the garage is ideal. At the rear, the garden is predominately laid to lawn with enough space to kick a ball around or just to enjoy a barbeque during the summer months.

Planning permission is already in place for a single storey rear extension, which will create an open plan kitchen/dining room that seamlessly connects to the garden. This extension will provide a contemporary and spacious area for cooking, dining, and entertaining.

Located within a level walk to Portishead High Street and Marina, this property offers easy access to local amenities and leisure activities. Additionally, quick links to the M5 motorway allow for a short trip to Bristol City Centre, making this home ideal for those who work in or enjoy visiting the city.



For more information regarding the planning permission, please contact our office or go online to the North Somerset planning portal and use this application number: 21/P/1421/FUH



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.

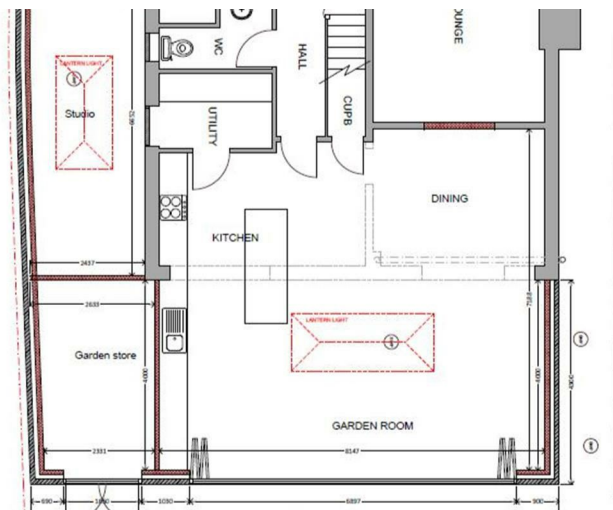
Proof of funding - if a mortgage is required, we need to see an up-to-date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash, we will need 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...



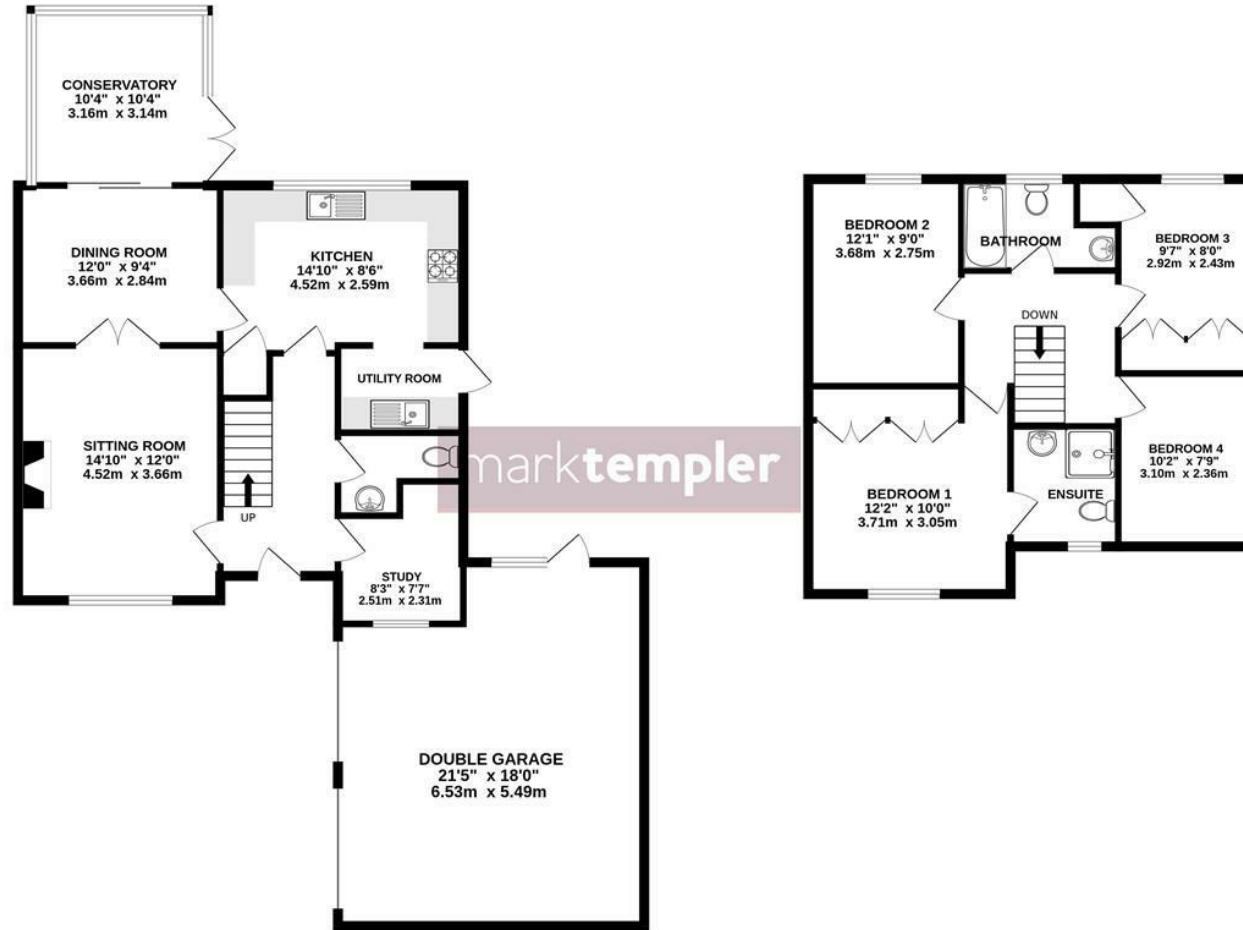
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GROUND FLOOR
1099 sq.ft. (102.1 sq.m.) approx.

1ST FLOOR
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1698 sq.ft. (157.7 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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