

Caswell Lane Portbury BS20 7UF

£565,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
House - Detached



HOW BIG
1573.00 sq ft



BEDROOMS
4



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
Gas Central Heating



PARKING
Parking & Garage



OUTSIDE SPACE
Front & Rear



EPC RATING
D



COUNCIL TAX BAND
E

An impressive 4/5 detached house located in a charming village, offering a peaceful and idyllic setting. With four double-sized bedrooms, two reception rooms plus a study, there is plenty of space for large family.

As you approach the property, you'll notice the convenience of a garage and up to three parking spaces, ensuring that parking is never a hassle. The entrance to the house is then accessed via external steps.

Stepping inside, you'll be greeted by a hall and cloakroom before leading to a spacious modern kitchen and a separate dining room that opens to the back garden. The kitchen is perfect for those who love to cook and entertain, while the dining room provides a dedicated space for family meals. The sitting room boasts a balcony with a superb view, allowing you to relax and unwind while enjoying the scenery. Additionally, a log burner adds a touch of warmth and cosiness during the colder months. The master bedroom is a true retreat, featuring a modern en suite shower room, ample storage space, and a Juliet balcony that overlooks the rear garden. This property is not only well-presented but also offers modern fittings throughout.

The back garden is a haven for outdoor enthusiasts, with a courtyard immediate to the house, two decking seating areas, and a long stretch of lawn. It's also well enclosed by a variety of trees and bushes.

Furthermore, its location is ideal, within close proximity to The Priors family pub, lovely woodland walks, and quick access to the motorway or Bristol City Centre - making weekends with the family or travelling to work very easy and convenient.







A substantial family home with a superb garden and in a convenient location, a short distance to Bristol City Centre.



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



Up your street...

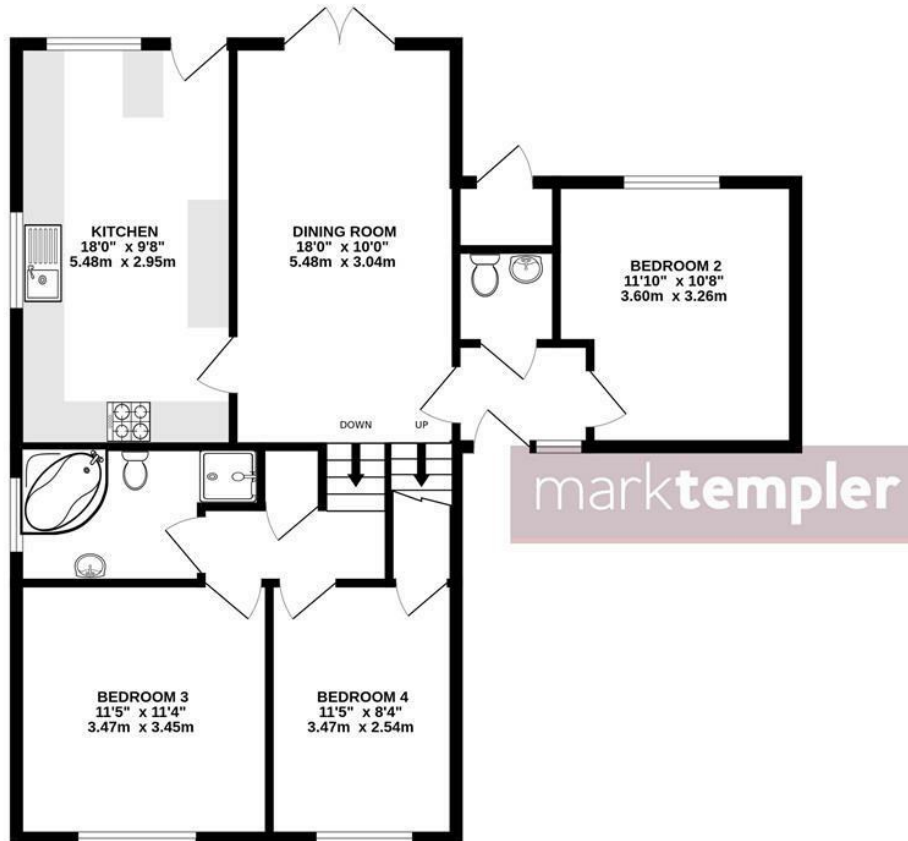


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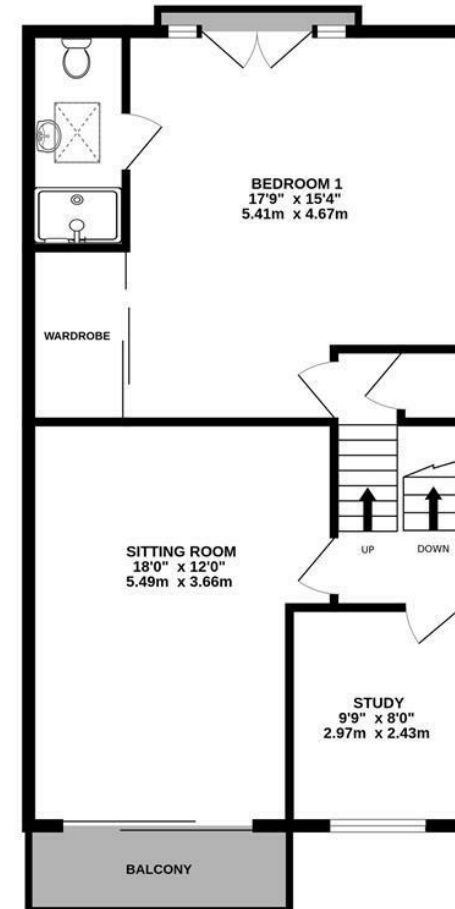




GROUND FLOOR
876 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 1573 sq.ft. (146.2 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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