

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
Driveway and Garage



Outside
Front and Rear



EPC Rating
D



Council Tax Band
E



Construction
Standard



Tenure
Freehold

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 Priory 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

To proceed with a purchase, we require the following:

Proof of Identification - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Head Projects (Surveyors)**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



Material Information

UTILITIES

Mains electric, water and drainage. Gas central heating.

BROADBAND AND MOBILE COVERAGE

Superfast broadband available with highest available download speed 80 Mbps and highest available upload speed 20 Mbps.

You may be able to obtain broadband service from fixed wireless access providers covering this area - EE

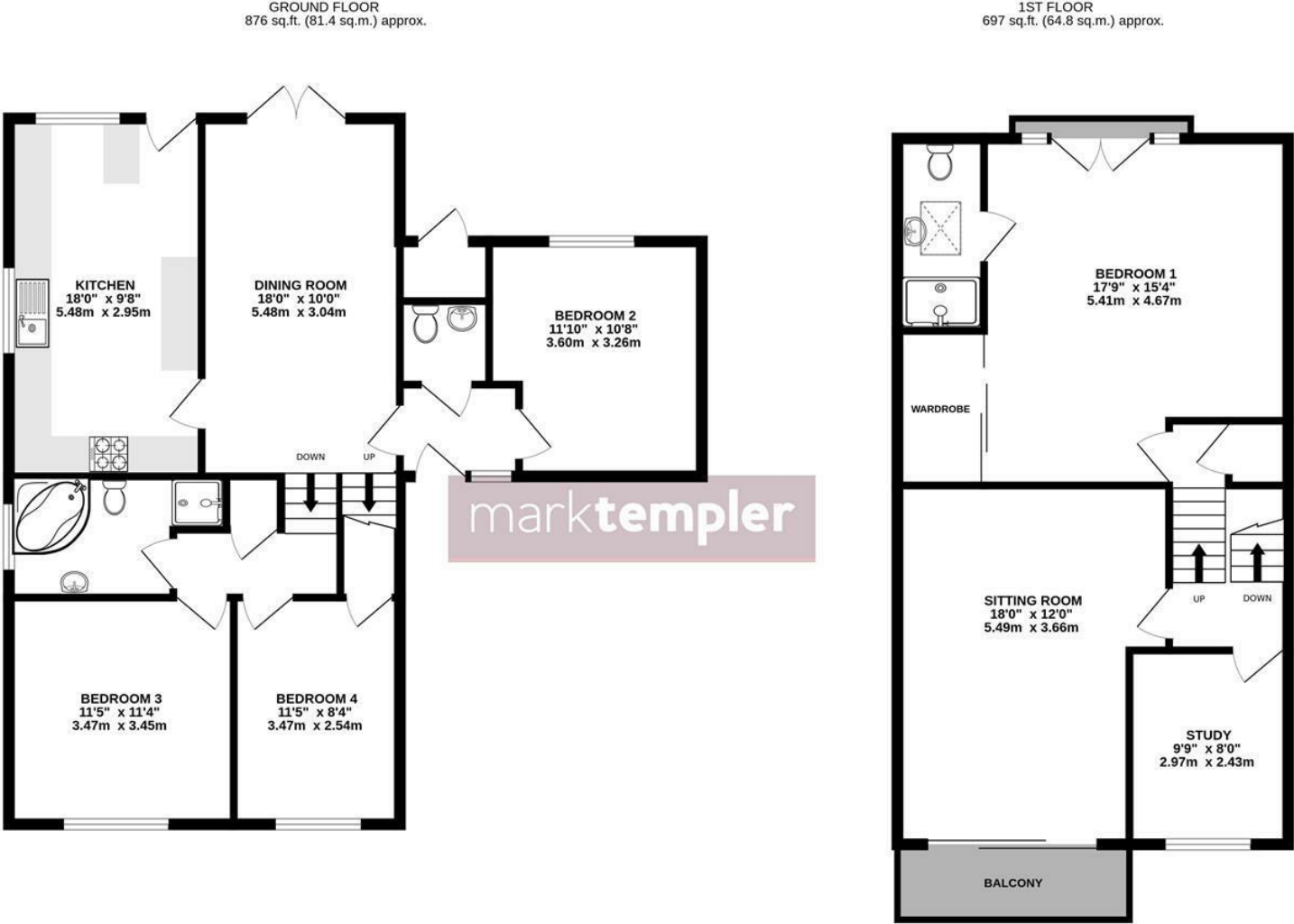
Mobile coverage is limited to likely.

This information is sourced via the Sellers and checker.ofcom.org.uk, we advise you make your own enquires



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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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