

Clevedon Road Tickenham BS21 6RG

£649,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
House - Detached



HOW BIG  
1842.00 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
2



BATHROOMS  
2



WARMTH  
Gas Central Heating



PARKING  
Driveway & Double Garage



OUTSIDE SPACE  
Extensive Rear



EPC RATING  
D



COUNCIL TAX BAND  
F

A truly exceptional family home located in the popular village of Tickenham, perfectly situated between Clevedon and Nailsea with excellent links to Bristol City Centre.

As you approach the property, you will be greeted by a shared lane that leads to a spacious driveway and a double garage, providing ample parking space for your vehicles.

Upon entering the house, you will step into a central hallway that grants access to a convenient downstairs cloakroom and a large storage cupboard. The highlight of the ground floor is the dual aspect sitting room, featuring a charming log burner and doors that open up to the rear garden, allowing natural light to flood the space.

The ground floor also boasts a separate dining room that is connected to the kitchen, both of which overlook the sunny back garden. The kitchen offers ample storage space for all your culinary needs and even has room for a breakfast table, perfect for enjoying your morning coffee. Additionally, there is a separate utility room that provides integral access to the double garage. To top it off, a sunroom opens up into the garden, creating a delightful space to relax and soak up the sunshine. Moving upstairs, you will find four generously sized bedrooms, offering stunning countryside views from the back of the property. The main bedroom features an en suite shower room, while a stylish family bathroom serves the remaining bedrooms.

Outside, the rear garden is a true delight, with an extensive lawn and a wildflower area, creating a picturesque setting. Mature flower beds run along each side of the garden, and a hedge encloses the rear. Additionally, there is a raised patio seating area that enjoys plenty of sunshine, providing the perfect spot for outdoor entertaining or simply unwinding after a long day.

With its convenient location, access to Bristol City Centre, and proximity to the village primary school and secondary schools in the nearby towns of Clevedon and Nailsea, this lovely family home in Tickenham is sure to capture your heart. Don't miss the opportunity to view this property and make it your own.







An superb family home, with lots of accommodation and an extensive rear garden.



#### 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...

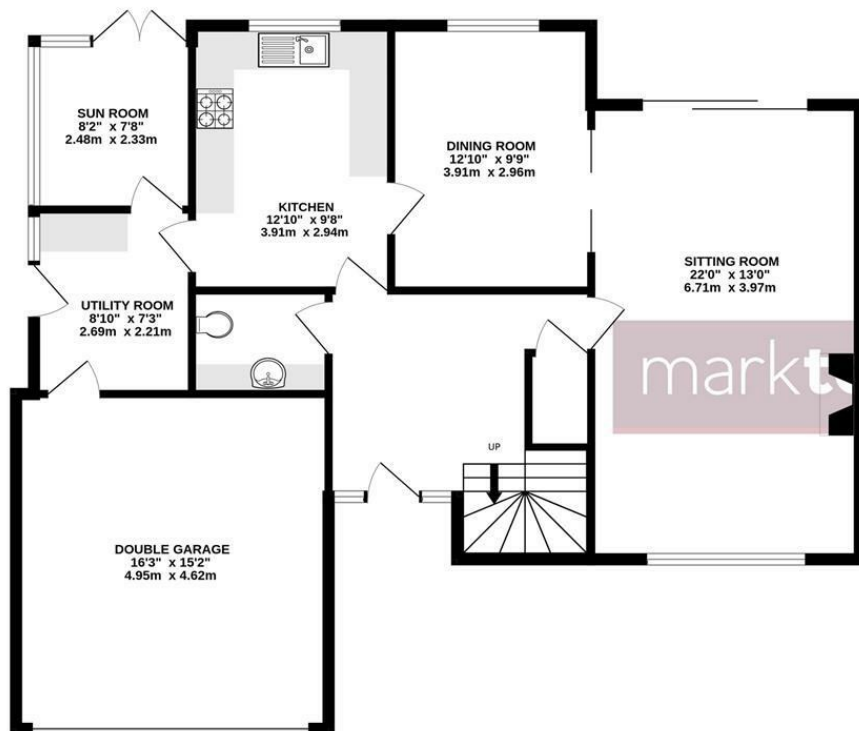


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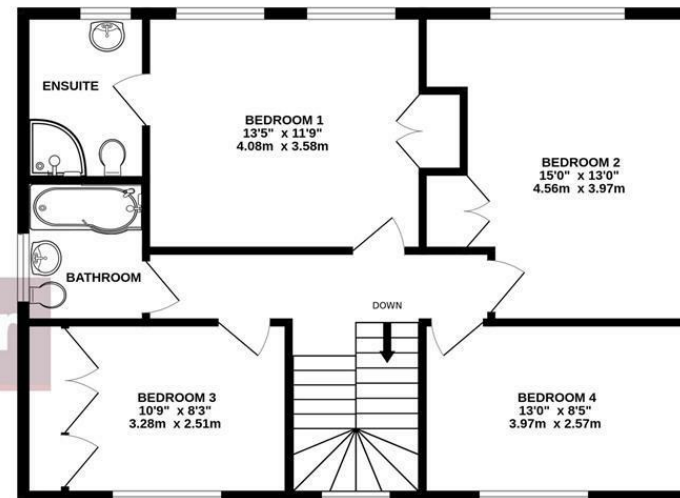




GROUND FLOOR  
1084 sq.ft. (100.7 sq.m.) approx.



1ST FLOOR  
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 1842 sq.ft. (171.1 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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