

The Close Weston-In-Gordano BS20 8PX

£599,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

Bungalow - Detached



HOW BIG

1440.00 sq ft



BEDROOMS

4



RECEPTION ROOMS

4



BATHROOMS

2



WARMTH

Gas central heating



PARKING

Garage and driveway



OUTSIDE SPACE

Front and rear



EPC RATING

D



COUNCIL TAX BAND

E

This family home is situated in a highly sought-after village setting, known for its charm and beauty. The property offers versatile and extended accommodation, making it suitable for both dual occupation and family buyers. As you approach the house, you will notice the stepped access, which could be modified to include a ramp if needed.

Upon entering the home, you are greeted by a welcoming entrance hall that leads to various areas of the house. To the right, there is a home office, perfect for those who work remotely or need a dedicated workspace. A spacious dining room opens to a delightful sitting room. The sitting room boasts a feature fireplace and provides access to a South facing deck, where you can enjoy the sun and take in the views.

The heart of the home is the stunning fitted kitchen, which is open plan to the dining area. This kitchen is a chef's dream, with ample space for a range and features built-in appliances. For added convenience, there is a utility cupboard that houses the noisier appliances, also keeping them out of sight. Additionally, there is a cosy snug/family room with patio doors leading to the garden, providing a perfect space for relaxation and entertainment. The bedrooms are located off the rear hallway and include a family bathroom and four double bedrooms. The master bedroom benefits from an en-suite shower room and a walk-in wardrobe, offering a luxurious retreat.

Outside, the back garden is completely private and enclosed, designed to be low maintenance, making it ideal for hosting summer gatherings or simply enjoying some outdoor tranquillity. From the living room and front deck, you can also enjoy a sunlit view across the picturesque Gordano valley, providing a peaceful setting to unwind after a long day.

In terms of amenities, the property is within the catchment area of Gordano School. The school even provides a free bus service to the surrounding villages, ensuring convenience for families with children. Additionally, the local White Hart Pub recently refurbished and re-opened thanks to the work of the village community offers a charming spot for socialising and dining. For those who enjoy outdoor activities, there are several options for dog walkers, including a public footpath that starts on Hill Lane and offers stunning views across the Gordano Valley. The village itself has a vibrant community, with a Neighbourhood Watch and various activities such as yoga, gardening, crafts, a book club, and coffee mornings held in the village hall, which is conveniently just a two-minute walk away.







Modern family home situated in a highly sought-after village setting, known for its charm and beauty.



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



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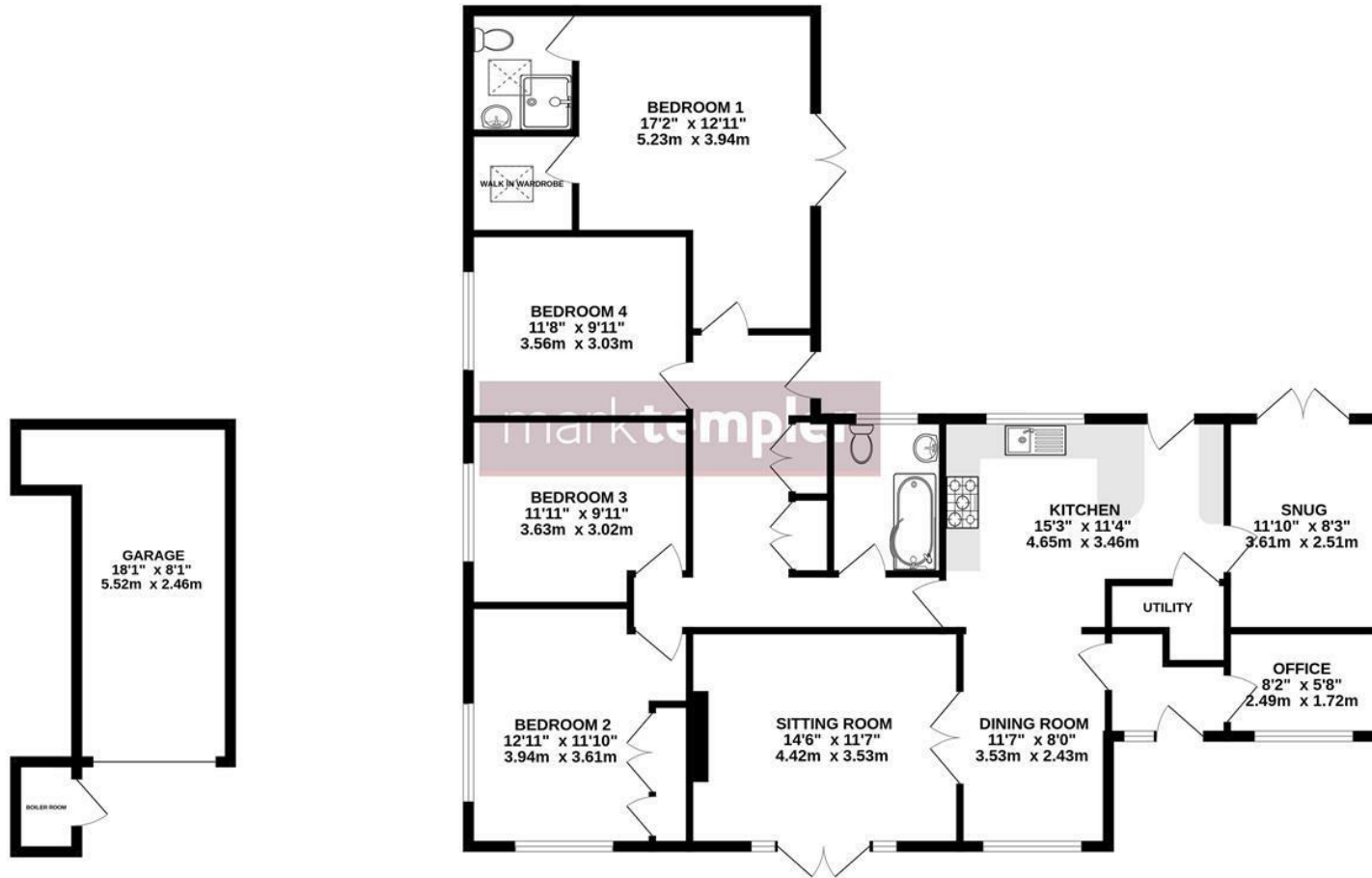
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177 sq.ft. (16.4 sq.m.) approx.

GROUND FLOOR
1440 sq.ft. (133.7 sq.m.) approx.



TOTAL FLOOR AREA : 1616 sq.ft. (150.2 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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