

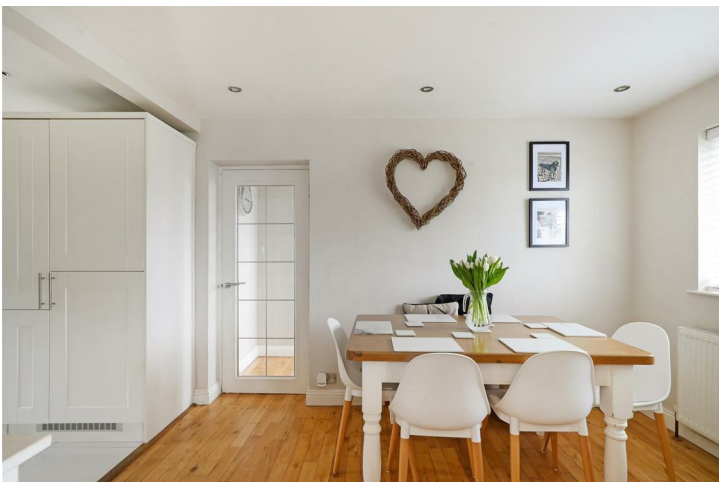
The Close Weston-In-Gordano BS20 8PX

£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
Front and rear



EPC Rating
D



Council Tax Band
E



Construction
Standard



Tenure
Freehold

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.

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.

We understand that the current owners have considered installing a ramp to access the property have obtained a quote for this, please contact us for further information.



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



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

Location

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.

UTILITIES

Mains electric, water and drainage. Gas central heating.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.

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

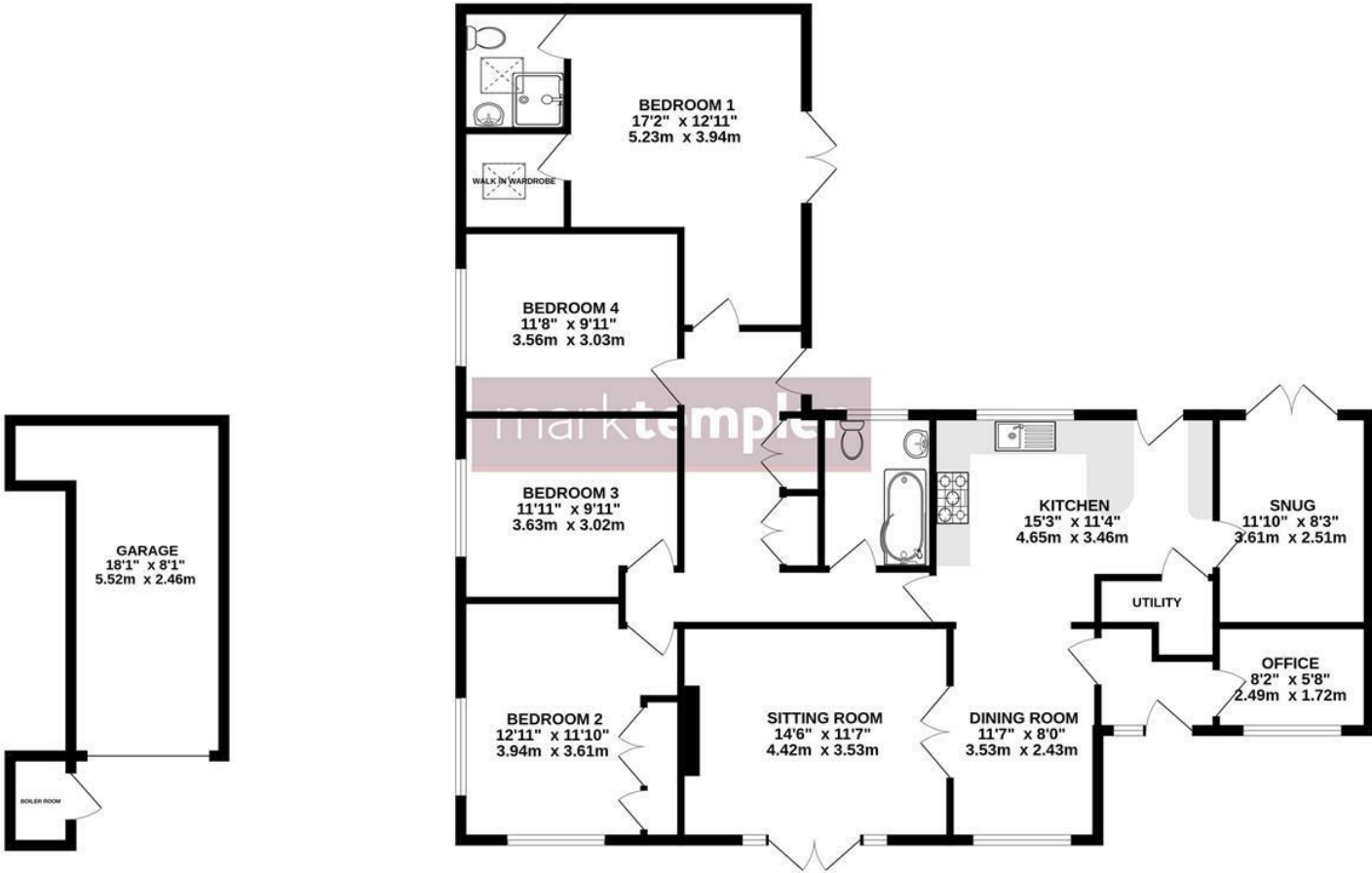


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177 sq.ft. (16.4 sq.m.) approx.

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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