

Clevedon Road Tickenham BS21 6RA

£650,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

House - Semi-Detached



HOW BIG

1530.00 sq ft



BEDROOMS

5



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Driveway To Rear



OUTSIDE SPACE

At The Rear



EPC RATING

C



COUNCIL TAX BAND

D

A charming stone built cottage found within the popular village of Tickenham. The property boasts a variety of character features including exposed stone walls, panelled cottage doors and a log burning fire.

As you approach the property, you'll be greeted by a spacious driveway at the rear, providing ample parking space for at least three cars. Further to this, you'll find two adjoining stone built outbuildings and a substantial carport, perfect for storing your vehicles or additional belongings.

Step inside the main entrance at the rear of the cottage and you'll find yourself in a porch, ideal for hanging coats and storing shoes. From here, the hallway leads you to a utility room and a modern family bathroom, designed with a bath and separate shower. The heart of this home lies in its spacious and inviting living areas. The sitting room, stretching almost 24 feet wide, features the attractive log burning fire that adds warmth and character to the room. The stylish kitchen and separate dining room are part of a well-designed extension, offering plenty of storage and worktop space in the kitchen, as well as a breakfast bar. The dining room boasts a dual aspect and double doors that open into the garden, allowing for an abundance of natural light. Upstairs, you'll find five well-proportioned bedrooms, including a main bedroom with a modern en suite shower and ample built-in storage.

The garden at the rear of the property is a true oasis, with a healthy lawn, a patio seating area, and a variety of raised flower beds. Enjoy the sun and seclusion as you relax and unwind in this tranquil outdoor space. Tickenham itself is conveniently located between Clevedon and Nailsea, offering excellent transport links into Bristol City Centre. Additionally, the village is home to a popular Primary School, making it an ideal location for families.







A beautiful character cottage with tremendous accommodation and outbuildings.



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...

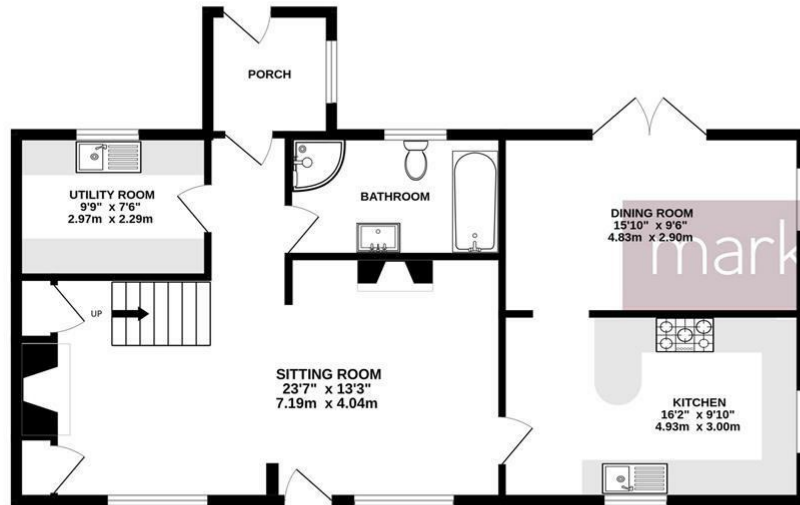


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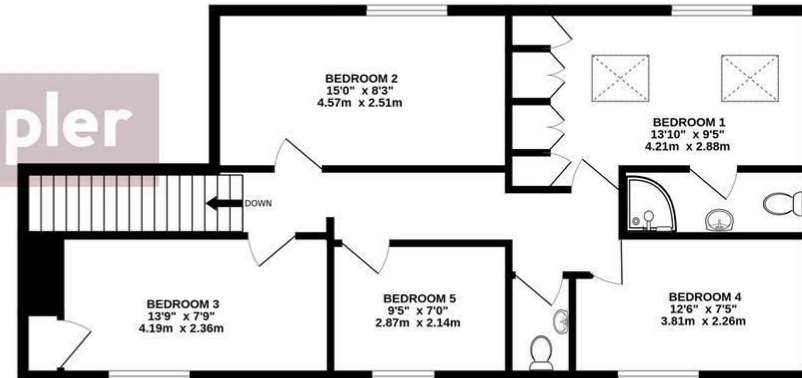




GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 1530 sq.ft. (142.2 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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