

Ham Lane Kingston Seymour BS21 6XQ

£650,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

House - Semi-Detached



HOW BIG

1920.00 sq ft



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Oil Heating



PARKING

Driveway To Rear



OUTSIDE SPACE

Front & Rear



EPC RATING

D



COUNCIL TAX BAND

E

Step into the picturesque setting of this charming semi-detached farmhouse, nestled in a rural location surrounded by open fields and countryside. The tranquil atmosphere of this property is truly a breath of fresh air, offering a peaceful retreat from the hustle and bustle of everyday life.

As you approach the property, you are greeted by a gated front garden that leads to the main entrance. The driveway is at the rear and provides parking for up to three cars.

Upon entering, you are welcomed by a warm and inviting atmosphere that is sure to make you feel right at home. The sitting room and dining room both feature cosy log burning fires, perfect for relaxing on chilly evenings. The spacious kitchen/breakfast room boasts multiple aspects, a large pantry, and integrated appliances, making it a delightful space for cooking and entertaining. Additionally, the boot room provides further storage space and connects to the utility/cloakroom for added convenience. A particular highlight of this wonderful home is undoubtedly the fully glazed conservatory that opens into the expansive rear garden. The first floor features the four bedrooms, bathroom and additional shower room. The bedrooms are well proportioned, double size rooms.

Whilst there is generally comfortable head-height through the house, some doorways will need to be carefully navigated by taller visitors.

The meticulously tended gardens are a sight to behold, with a variety of flowerbeds, mature bushes, a tranquil pond, and a vegetable plot. The gardens back onto the countryside, offering stunning views and a sense of tranquillity.

Kingston Seymour is located between Clevedon and Yatton meaning you are only a short drive to shops, cafes and restaurants. For those with young children, there is a dedicated bus service providing transport to Schools.

This semi-detached farmhouse is the perfect blend of comfort and natural beauty and an opportunity not to be missed.







An welcoming family home enjoying magnificent gardens, surrounded by countryside.



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...



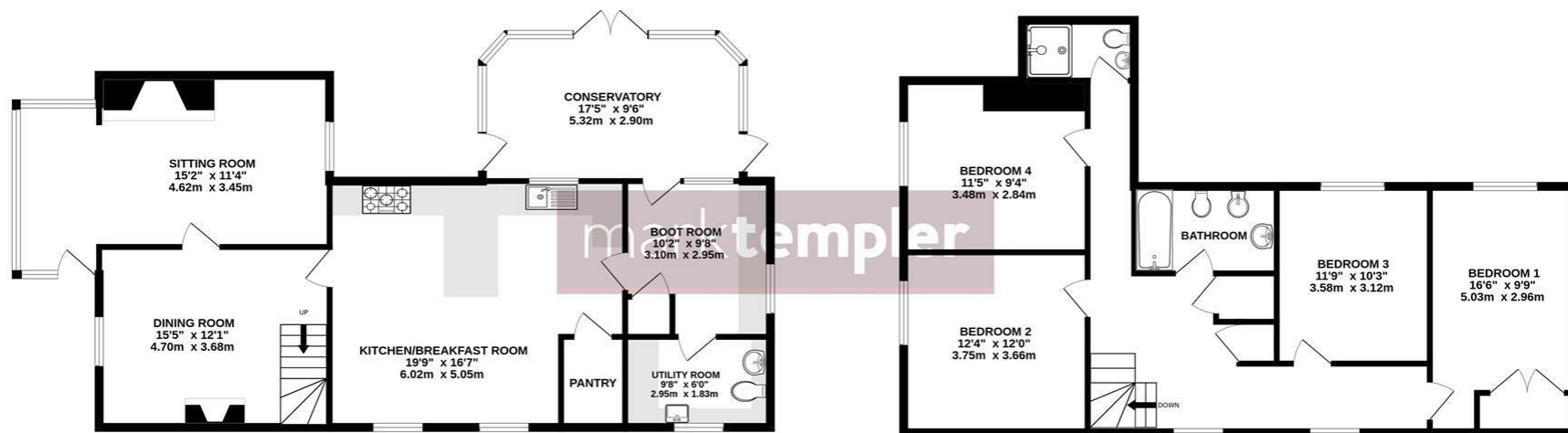
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GROUND FLOOR
1054 sq.ft. (97.9 sq.m.) approx.

1ST FLOOR
867 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA : 1920 sq.ft. (178.4 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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