

Thatcher Close Portishead BS20 6UU











£445,000

marktempler

RESIDENTIAL SALES





 <b>PROPERTY TYPE</b> House - Semi-Detached	 <b>HOW BIG</b> 1135.00 sq ft
 <b>BEDROOMS</b> 3 + Study	 <b>RECEPTION ROOMS</b> 1
 <b>BATHROOMS</b> 1	 <b>WARMTH</b> Gas central heating
 <b>PARKING</b> Driveway	 <b>OUTSIDE SPACE</b> Front and rear
 <b>EPC RATING</b> D	 <b>COUNCIL TAX BAND</b> C

This contemporary family home is located in the highly sought-after Brampton Way area of Portishead, offering a central cul-de-sac location that provides a peaceful and safe environment. Situated close to the bustling High Street, residents will have easy access to a variety of shops, restaurants, and amenities. Additionally, the property is conveniently located near primary schools and Gordano School, making it an ideal choice for families with children.

As you approach the property, you will be greeted by a driveway on one side, providing off-road parking for your convenience. The front garden is predominantly laid to lawn, creating an inviting and well-maintained exterior. On the side of the house, there is a modern lean-to porch area that offers additional storage space.

Stepping inside, you will be welcomed by a spacious entrance hallway that leads to a generous store cupboard, providing ample storage for coats, shoes, and other belongings. Within the hallway, there is room for an understairs office space, allowing you to create a functional and productive workspace without compromising on space. The sitting room, located at the front of the house, boasts a large window that fills the room with natural light and a feature fireplace, creating a cosy and inviting atmosphere. Towards the rear of the property, you will find the extended and open plan kitchen, dining, and family room. The stylish fitted kitchen is equipped with built-in appliances and features a central island with a breakfast bar, providing a perfect space for entertaining guests or enjoying family meals. Completing the ground floor is a cloakroom and a home office.

Moving upstairs, you will find three well-proportioned bedrooms and a family bathroom. The two rear bedrooms also benefit from built-in wardrobes, offering ample storage space. Outside, the rear garden has been thoughtfully designed to maximise outdoor living. A substantial paved patio area adjoins the house, providing an ideal space for alfresco dining or relaxing with friends and family. The level lawn extends to the rear, surrounded by mature planting and enclosed by timber fencing, ensuring privacy and creating a peaceful space for you to enjoy. Additionally, a timber shed is available for storing garden tools and equipment.



Contemporary family home is located in a central cul-de-sac location that provides a peaceful and safe environment



#### 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 within any quotes provided by the named companies.



Up your street...

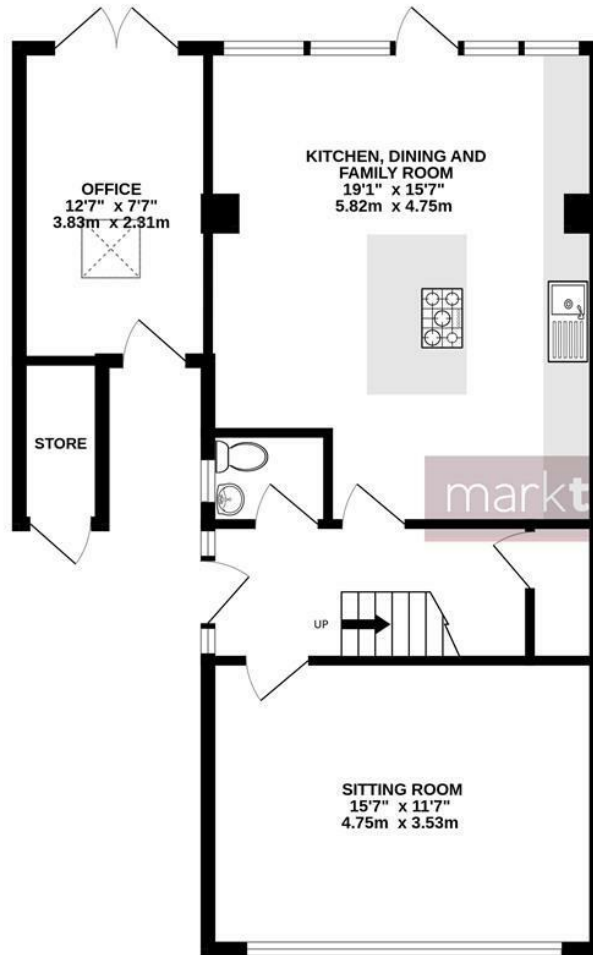


For the latest properties and local news follow Mark Templer Residential Sales, Clevedon on:

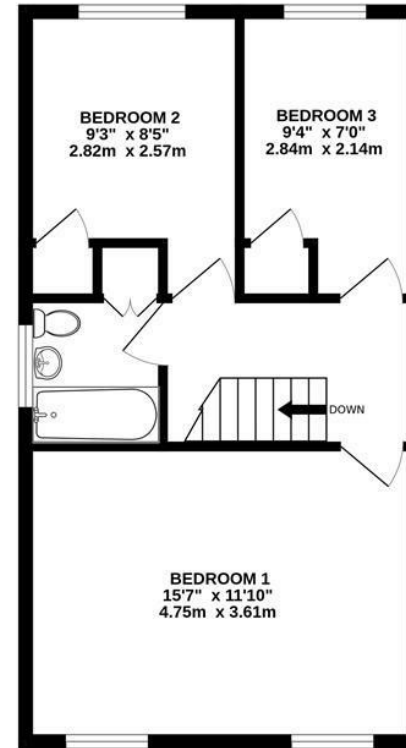




GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.4 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.  
Made with Metropix ©2024