

Single plot for sale - Clevedon Road Tickenham BS21 6RE

Guide Price £400,000

marktemppler

RESIDENTIAL SALES



A rare opportunity to purchase a single building plot in the sought after village of Tickenham. This plot is offered to the market with full planning permission to construct a four bedroom executive family home with a detached double garage.

The design is for an extensive property with a gross internal living area of circa 2365 square feet which sits within a plot of approximately 0.26 acres.

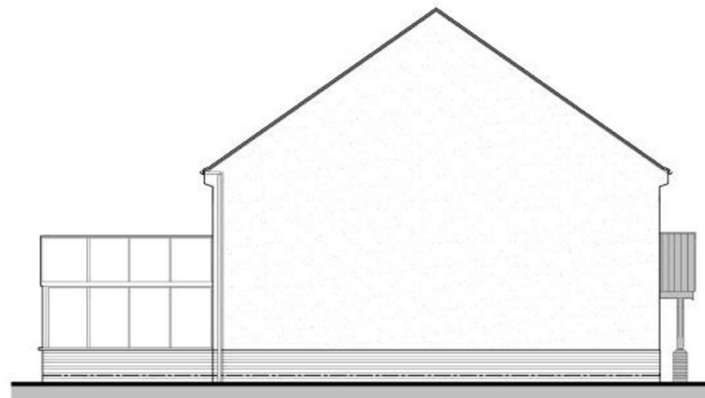
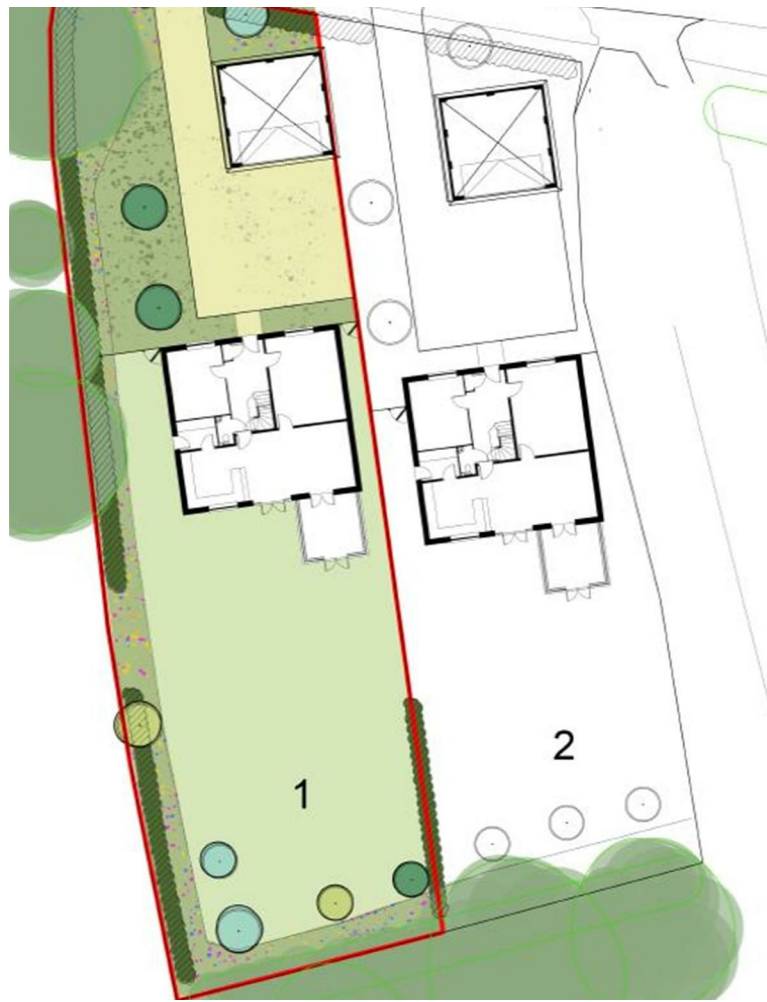
The proposed house begins with an impressive central entrance hall, this leads to a separate sitting room and a study. The kitchen/dining/family room stretches across the back of the house enjoying double doors opening into the rear garden. This area will be a real hub of the home and provides ample space for cooking, dining and entertaining with family and friends. The utility room, downstairs cloakroom and conservatory completes the extensive ground floor accommodation.

Moving upstairs the first floor boasts a central landing that leads to four spacious bedrooms, each offering comfort and privacy. Two of the bedrooms have ensuites. The principal bedroom is truly exceptional with it's own ensuite and dressing room plus breath taking views of the countryside.

The property is complemented by a generous sized plot which will provide a detached double garage, ample car parking and a large rear garden. This family home will provide the epitome of luxury and offers everything a modern family could desire in an attractive and stylish residence.

Located in the desirable village of Tickenham, this property offers a charming rural setting with picturesque fields and countryside. Despite its tranquil surroundings it is conveniently situated just a short drive away from the bustling towns of Clevedon, and Nailsea. Clifton and Bristol are no more than a 15 minute drive. Tickenham also boasts an outstanding primary school.

Further information regarding the planning permission and utilities are available upon request.



**EASTERN ELEVATION**



**PROPERTY TYPE**  
House - Detached



**HOW BIG**  
2365.00 sq ft



**BEDROOMS**  
4



**RECEPTION ROOMS**  
2



**BATHROOMS**  
3



**WARMTH**  
TBC



**PARKING**  
Driveway & Double Garage



**OUTSIDE SPACE**  
Extensive Rear



**EPC RATING**  
TBC



**COUNCIL TAX BAND**  
TBC

## 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.



WESTERN ELEVATION



SOUTHERN ELEVATION

## Up your street...

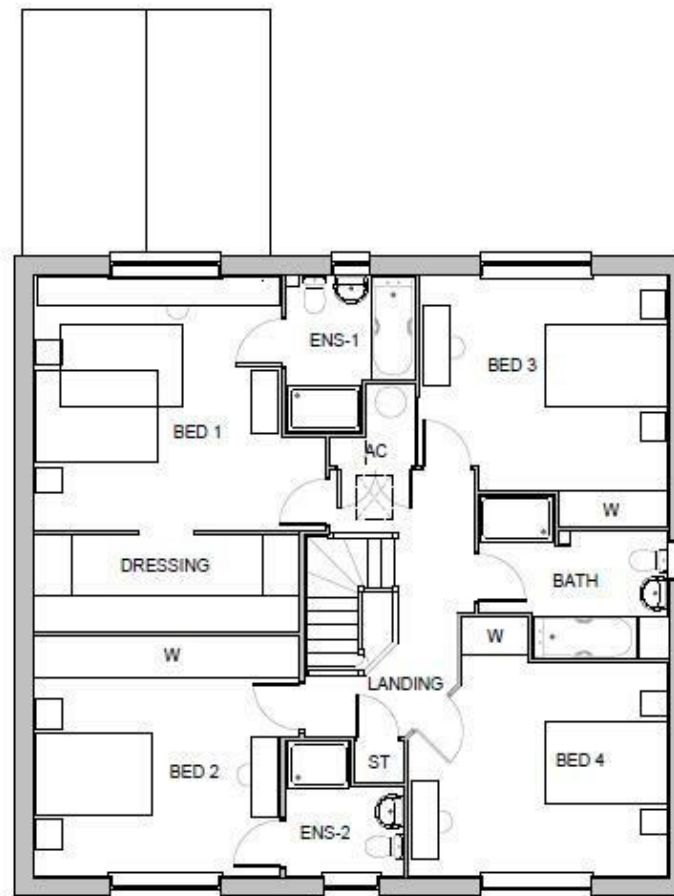


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**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**