

Exeter Road Portishead BS20 6YF

£425,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
House - Detached



HOW BIG
910.00 sq ft



BEDROOMS
3



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
Gas central heating



PARKING
Garage and driveway



OUTSIDE SPACE
Front and rear



EPC RATING
D



COUNCIL TAX BAND
D

This spacious detached three bedroom family home is positioned within a quiet cul-de-sac set off the popular Brampton Way. Ideal for families and couples alike as the location is ideally situated for those who wish to be close to the town's bustling high street and amenities.

Approaching the house, the garden to the front has been designed as a low maintenance space with graveled and slated borders providing areas for pretty pot plants. The driveway extends to the side of the property, providing off road parking for several vehicles. Stepping inside the house, the welcoming hallway opens to a spacious sitting room to the front. Opening onto the garden is the modern open plan kitchen dining room, creating a lovely space to entertain family and friends. The kitchen is fitted with shaker units, woodblock worktops and an inset Belfast sink. Completing the ground floor is a cloakroom and storage cupboard. Upstairs, the generous landing opens to the three well proportioned bedrooms and a contemporary bathroom that enjoys both a bath and a walk in shower.

Outside, a patio extends across the rear of the house. This leads onto the level lawn. The garden is enclosed and enjoys well stocked flower beds which provide a burst of colour throughout the year. At the bottom of the garden, a second patio area sits on one side with a timber shed and detached single garage on the other.

Exeter Road is positioned in a highly desired central location and is within a level approach of the High Streets shops, restaurants and cafes together with both primary and secondary schools. A little further away is the vibrant Marina and Victorian lake grounds.



Spacious detached three bedroom family home in a highly desired central location



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...

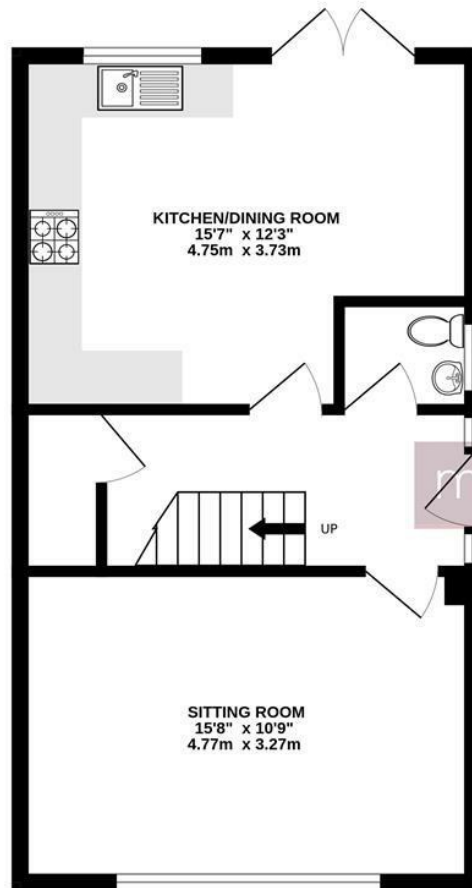


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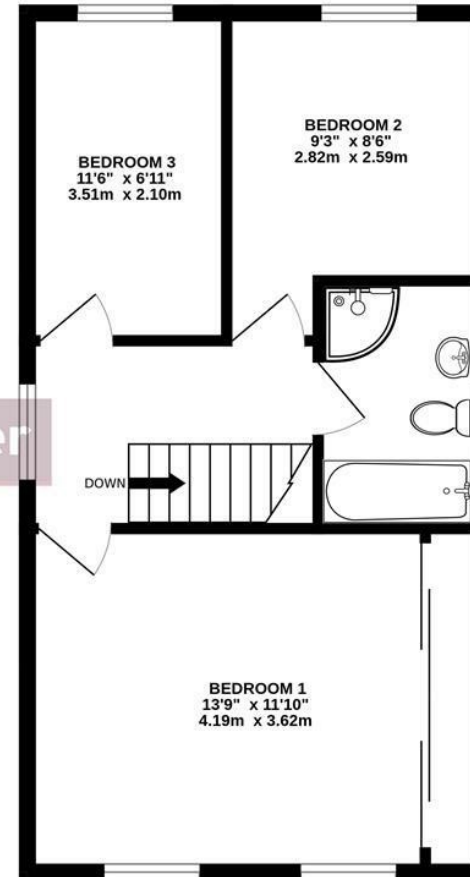




GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.5 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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