

Clevedon Road Tickenham BS21 6RX

£975,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
House - Detached



HOW BIG  
2209.00 sq ft



BEDROOMS  
5



RECEPTION ROOMS  
3



BATHROOMS  
3



WARMTH  
Gas central heating



PARKING  
Garage and driveway



OUTSIDE SPACE  
Two acres



EPC RATING  
D



COUNCIL TAX BAND  
G

This much improved and extended 1930's detached family home stands within a generous half an acre garden plus enjoys a two acre field, outbuildings and stables. This is the perfect home for those with equestrian interests and in addition the versatile accommodation also provides a modern annexe or home office.

The accommodation is centred around the welcoming entrance hallway which leads to the traditional bay fronted sitting room with original fireplace. To the rear the large L-shape kitchen and dining room with bi-folding doors and Velux skylights wraps around the open plan family room, creating a wonderful social space which is ideal for entertaining friends and family. The contemporary kitchen has been fitted to a high specification with central island, breakfast bar, range and space for an American fridge. Adjoining the kitchen the utility/boot room is fitted to the same specification with matching cloaks cupboard, a shower room and an attached laundry room/garage which has plumbing for two washing machines.

Doors from the hallway and dining area connect to the annexe which is currently arranged as an open plan living room/kitchenette, modern shower room and double bedroom. This excellent accommodation is also able to be accessed via its own private entrance and enjoys bi-folding doors from the living room.

On the first floor the spacious landing leads to a balcony, contemporary family bathroom and three well proportioned double bedrooms. Bedroom four is currently used as an ensuite shower room however this could easily be reconfigured.

Throughout, the property is gas centrally heated and both the annex and main house further benefit from air conditioning via an external air source pump.

Outside, the property is approached via a substantial driveway providing off road parking with a turning bay outside the house. Double gates then open to the additional driveway which extends towards the paddock, stables, workshop and garage. The gardens to the front and rear are mainly laid to lawn and enclosed by mature hedges.







Beautiful 1930's home standing in substantial gardens plus enjoys a two acre field, outbuildings and stables.



#### 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.

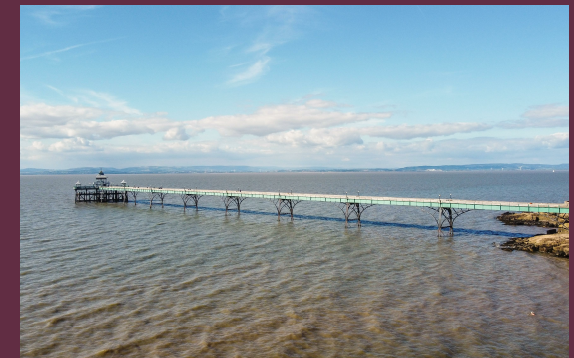
**Proof of chain** - if you are selling your home with another agent, we will need full details of the agent involved and any linked transactions.

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...

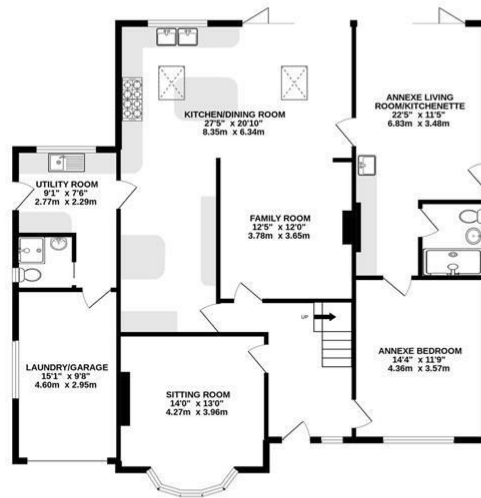


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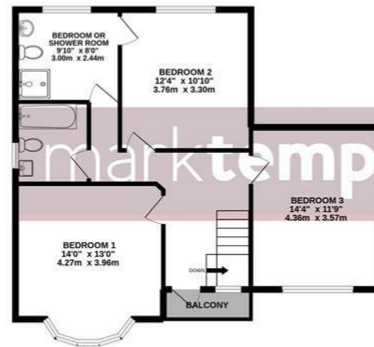




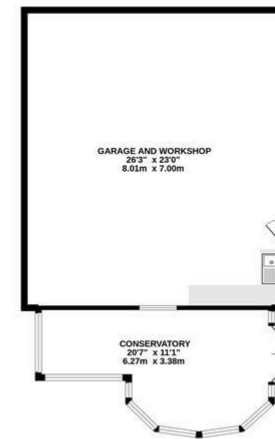
GROUND FLOOR  
1482 sq.ft. (137.7 sq.m.) approx.



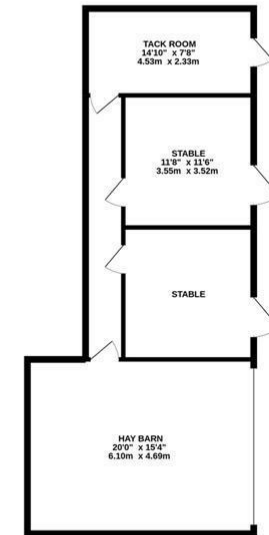
1ST FLOOR  
727 sq.ft. (67.5 sq.m.) approx.



OUTBUILDINGS  
783 sq.ft. (72.8 sq.m.) approx.



OUTBUILDINGS  
768 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 2209sq.ft. (205.2 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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