

Clevedon Road Tickenham BS21 6RX

£975,000

marktempler

RESIDENTIAL SALES





Property Type
House - Detached



How Big
2209.00 sq ft



Bedrooms
4



Reception Rooms
3



Bathrooms
4



Warmth
Gas central heating



Parking
Garage and driveway



Outside
Two acres



EPC Rating
D



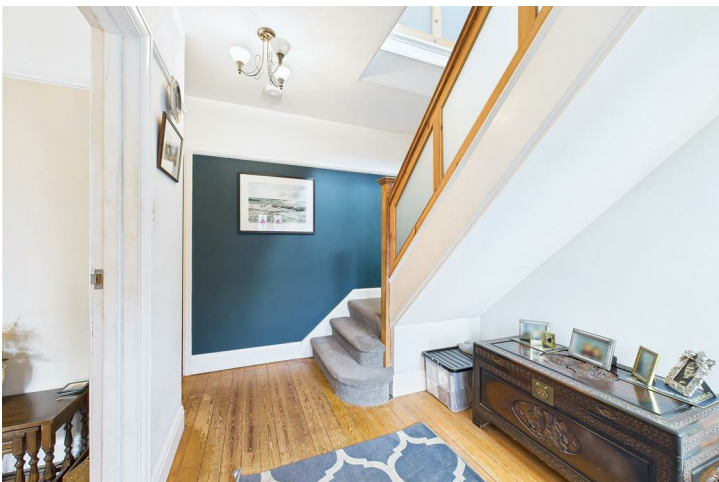
Council Tax Band
G



Construction
Standard



Tenure
Freehold



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

To proceed with a purchase, we require the following:

Proof of Identification - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Head Projects (Surveyors)**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



Material Information

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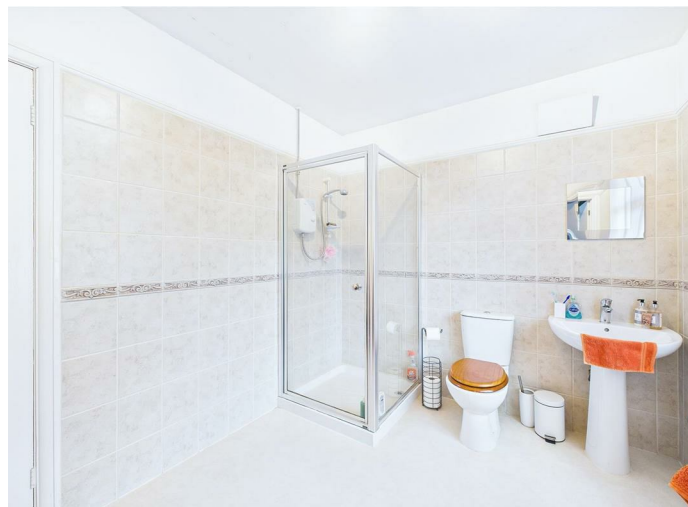
UTILITIES

Mains electric, gas, water and drainage.
Air Source Heat Pump.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 100 Mbps.
Mobile coverage is good outdoor and in-home. Subject to your network.

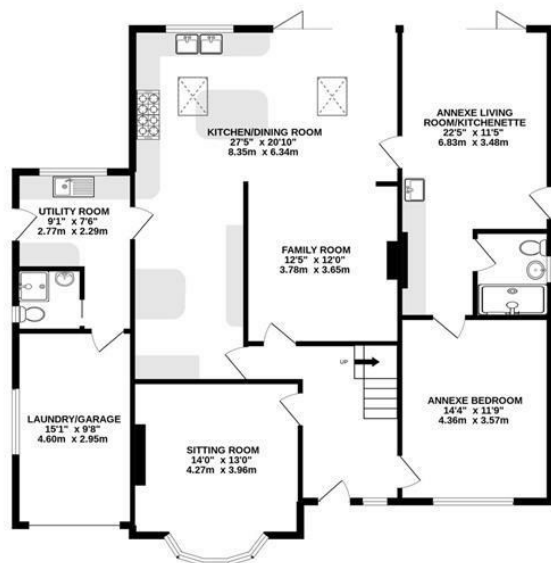
This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.



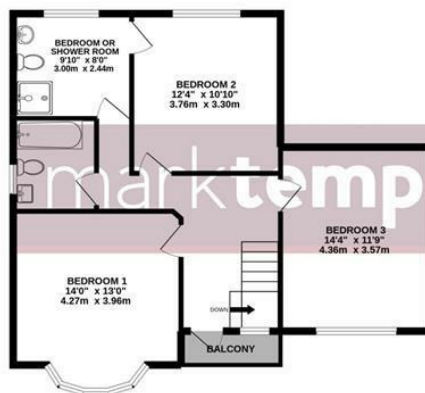
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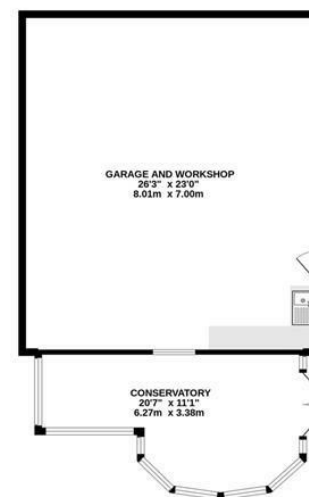
GROUND FLOOR
1482 sq.ft. (137.7 sq.m.) approx.



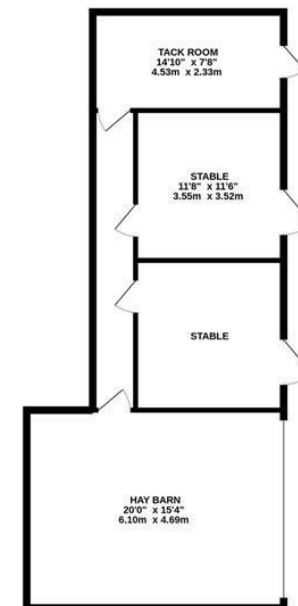
1ST FLOOR
727 sq.ft. (67.5 sq.m.) approx.



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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