

Orchard Avenue Tickenham BS21 6RQ

£865,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

House - Detached



HOW BIG

1541.00 sq ft



BEDROOMS

5



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Driveway & Double Garage



OUTSIDE SPACE

Front, Side & Rear



EPC RATING

C



COUNCIL TAX BAND

F

Tucked away at the top of a peaceful cul-de-sac off Clevedon Road, this modern, individually built detached home offers a blend of contemporary living and comfort. With five bedrooms and finished to a high standard, this property is 'move-in' ready.

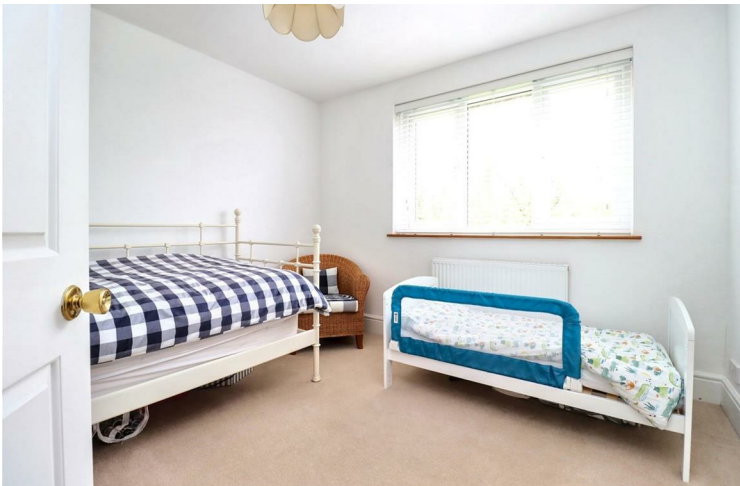
Step through the welcoming entrance porch into the hallway, where you'll find access to a convenient downstairs cloakroom. The heart of the home is the stylish Kitchen/Dining room, which stretches across the front to the back of the house, offering a bright, dual-aspect space with sliding doors that lead out to the rear garden. The stylish kitchen boasts ample storage and integrated appliances, making it a perfect setting for family meals and entertaining.

The generously sized sitting room occupies the rear of the property, again with dual-aspect windows, flooding the space with natural light and creating a warm, inviting atmosphere. Completing the ground floor is a practical utility room, offering extra space for everyday tasks. Upstairs, you'll find five bedrooms, including an en suite shower room with the main bedroom. The family bathroom is equally stylish and spacious, catering to the needs of the entire household.

At the front of the house, a driveway provides parking for at least two cars and leads to the double garage with an electric up-and-over door. But perhaps one of the most enchanting features of this home is its rear garden. Offering a beautiful mix of lush lawns, mature trees, and vibrant bushes, along with a spacious patio, it's the ideal space for outdoor living. From here, you can enjoy breath-taking, far-reaching views over the countryside.

Located at the top of Orchard Avenue, this home benefits from a quiet, traffic-free setting, offering the perfect balance of peace and convenience. Tickenham is a charming village nestled between Clevedon and Nailsea, and with easy access to Bristol City Centre, you're never far from everything you need.







A modern, five-bedroom detached home in a peaceful cul-de-sac, featuring stylish interiors, spacious gardens, dual-aspect living spaces, and stunning countryside views.



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.

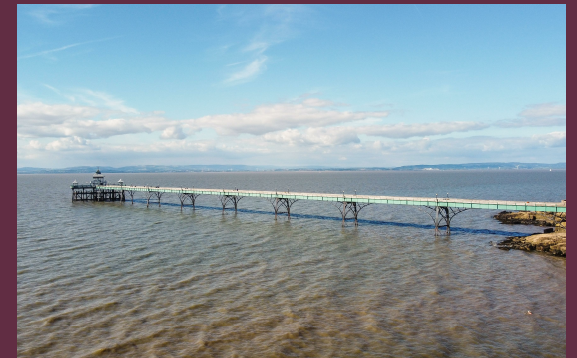
Proof of chain - if you are selling your home with another agent, we will need full details of the agent involved and any linked transactions.

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...

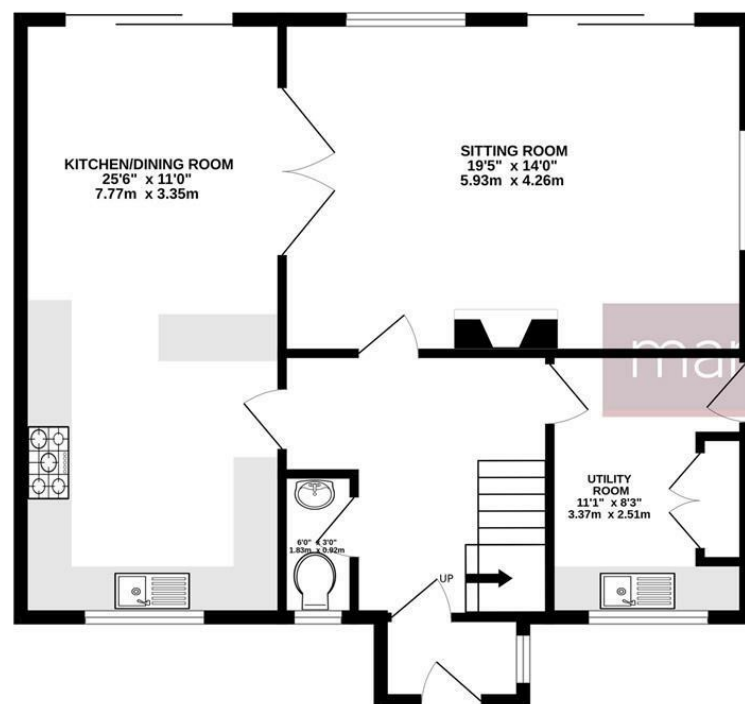


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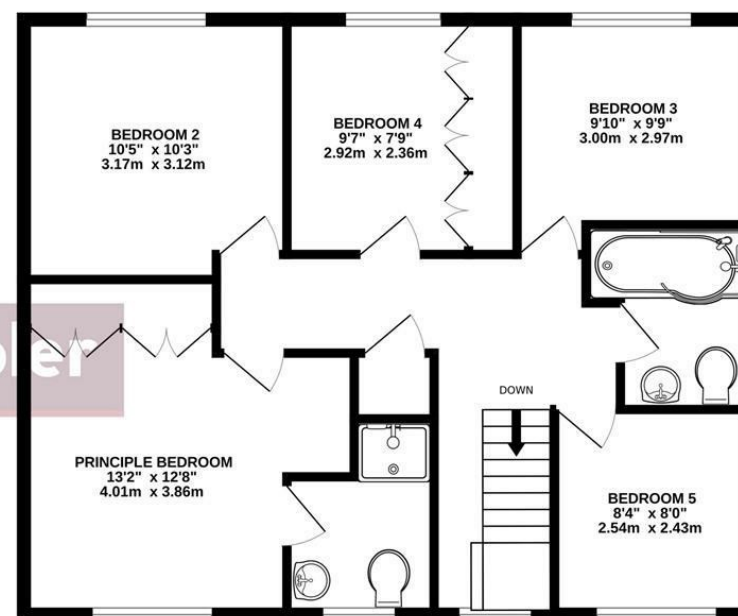




GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR
758 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 1534 sq.ft. (142.5 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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