

Orchard Avenue Tickenham BS21 6RQ

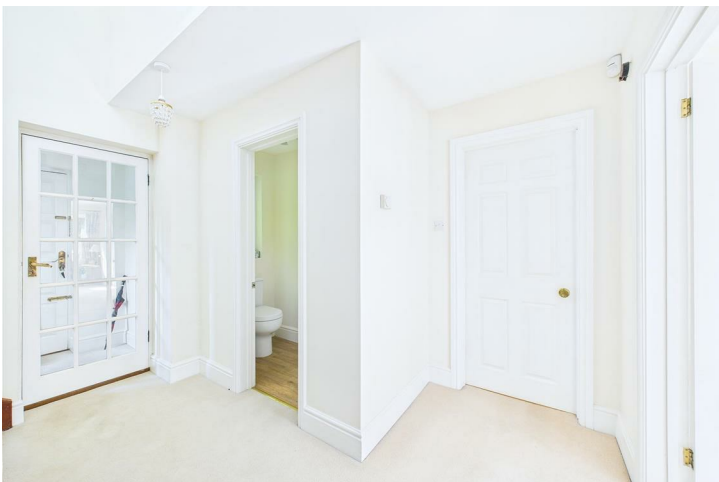
£847,500

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**  
Double Garage and  
driveway



**Outside**  
Front, side and rear



**EPC Rating**  
C



**Council Tax Band**  
F



**Construction**  
Standard



**Tenure**  
Freehold



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.

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#### 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

### UTILITIES

Mains electric, water and drainage. Gas central heating.

This information has been provided by the sellers and is correct to the best of our knowledge

### BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 100 Mbps.

Mobile coverage is limited to likely.

This information is sourced via the Sellers and checker.ofcom.org.uk, we advise you make your own enquires.

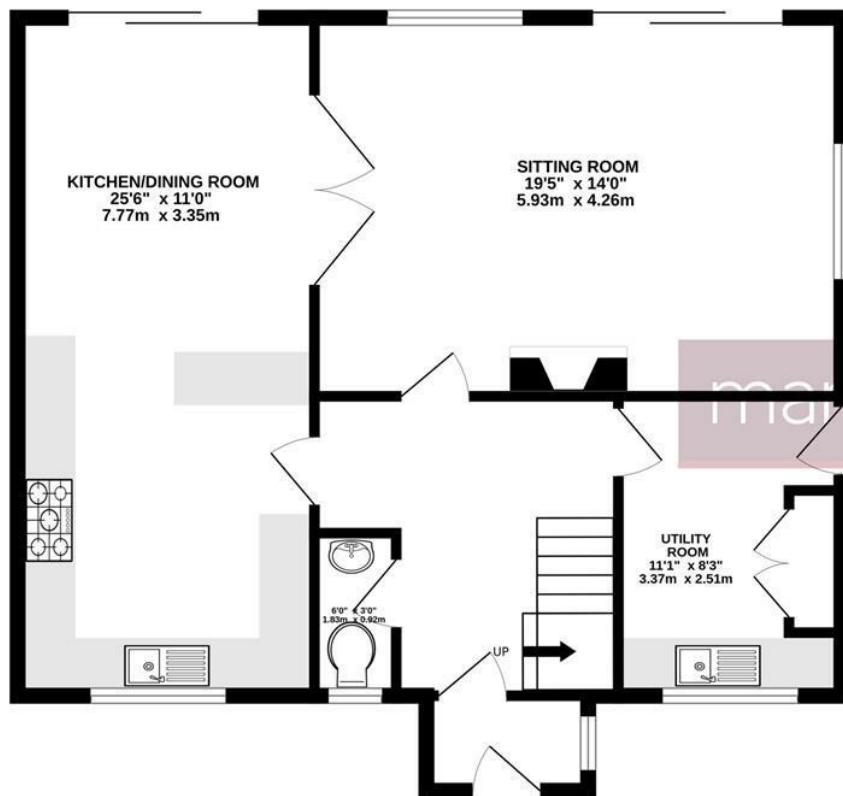


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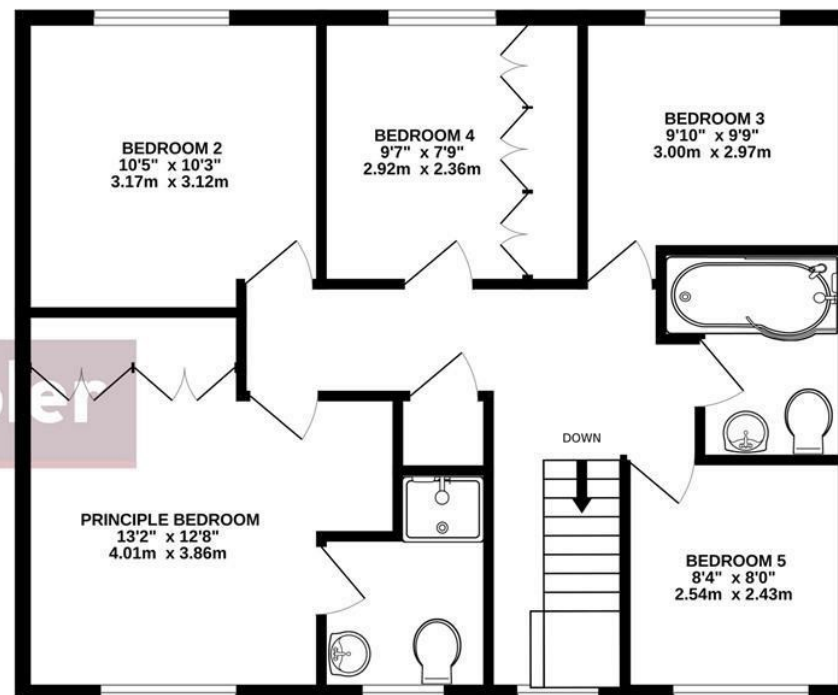




GROUND FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



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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