16 Mayors Road Claverham BS49 4GG

£368,000

marktempler
RESIDENTIAL SALES

Property Type
House - Semi-Detached

How Big
1121.10 sq ft

Bedrooms
3

Reception Rooms
2

Bathrooms
2

Warmth
Gas central heating

Parking
Off-street

Outside
Rear

EPC Rating
B

Council Tax Band
D

Construction
Traditional

Tenure
Freehold

A spacious three-bedroom semi-detached townhouse in the popular rural village of Claverham. 16 Mayors Road was constructed by the well-respected Newland Homes in 2020 and is still enjoying the reassurance of the remainder of its 10-year structural warranty. This beautifully appointed modern townhouse presents an elegant arrangement of accommodation set across three thoughtfully planned floors. From the moment you step inside, the attention to detail and sense of light and space are immediately apparent. The welcoming entrance hall offers practical storage alongside a stylish cloakroom/WC, before opening into a contemporary kitchen/breakfast room fitted with sleek cabinetry, quality integrated appliances and ample space for casual dining. A discreetly positioned utility cupboard enhances the practicality of the home, keeping everyday essentials neatly out of sight. To the rear, the generous lounge/diner stretches across the width of the property, creating a superb living and entertaining space, flooded with natural light and seamlessly extending outdoors through double doors to the garden beyond. Ascending to the first floor reveals two excellently proportioned bedrooms, both served by a well-appointed family bathroom finished in modern tones. The second floor is entirely dedicated to a sumptuous principal suite, offering a peaceful and private sanctuary complete with ample storage and a stylish en-suite shower room, perfectly suited for modern family life or professional living.

To the rear, the property enjoys a neat and low-maintenance enclosed garden, ideal for both relaxing and entertaining. The garden is principally laid to lawn, providing a pleasant green outlook, with a paved pathway leading directly from the property to the far end of the plot. Well-defined fencing to all boundaries ensures a good level of privacy, while a useful timber shed offers practical external storage. A gravelled section adjacent to the pathway provides additional low-maintenance space, and a secure timber gate offers convenient rear access. Overall, the garden is easy to manage, well presented, and perfectly suited to modern living. To the front, a block-paved driveway provides side-by-side parking for two vehicles.

Mayors Road forms part of the popular Court de Wyck development, a thoughtfully planned collection of contemporary homes set within the picturesque village of Claverham. The area offers a welcoming community atmosphere, surrounded by open countryside and with a wealth of scenic walks on the doorstep. Claverham itself benefits from a range of local amenities, including a village store and café, while nearby Yatton provides a more comprehensive selection of shops, primary and secondary schooling, and a mainline railway station offering direct links to Bristol, Bath, and London Paddington. The development also provides easy access to the A370 and M5, ensuring straightforward connections to Bristol, Weston-super-Mare, and the surrounding region. This peaceful yet well-connected location combines the charm of rural living with modern convenience.

Modern family home offering three double bedrooms, located in the village of Claverham

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. In order to do this we need your full names including titles, dates of birth 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 £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.

About this property

TENURE
Freehold with an annual estate charge of approximately £250

UTILITES
Mains electric
Mains gas
Mains water
Mains drainage

HEATING
Gas-fired central heating

BROADBAND
Ultrafast broadband is available with the highest available download speed 1800 Mbps, and the highest available upload speed 1000 Mbps.

This information is sourced via checker.ofcom.org.uk, we advise you to make your own enquiries.

If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of their knowledge.

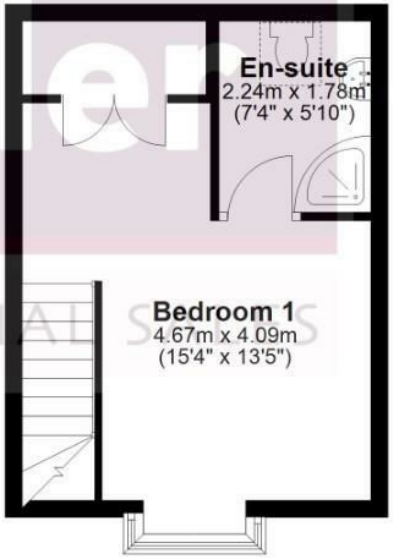
For the latest properties and local news follow marktempler residential sales, Yatton on:

YouTube

Ground Floor
Approx. 45.8 sq. metres (493.0 sq. feet)

First Floor
Approx. 34.8 sq. metres (374.9 sq. feet)

Second Floor
Approx. 23.5 sq. metres (253.2 sq. feet)



marktempler RESIDENTIAL SALES

Total area: approx. 104.2 sq. metres (1121.1 sq. feet)

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 applicances shown have not been tested and no guarantee as to their operability or efficency can be given. Plan produced using PlanUp.

Mark Templer Residential Sales and any joint agents wish to make the following clear: (i) They have no authority to make or give representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances, or measurements provided are approximate. The text, photographs, and plans are for guidance purposes only and may not be comprehensive. It should not be assumed that the property has all required planning permissions, building regulations, or other consents. Mark Templer has not tested any services, equipment, or facilities. Purchasers are advised to satisfy themselves through inspection or other means. (iii) In accordance with the Consumer Protection from Unfair Trading Regulations, please note that the working condition of services or kitchen appliances has not been verified by the agents. However, at the time of preparing these particulars, we were informed that all were in working order. Any items described within these property details are not automatically included within any sale and would need to be