5 Rhodyate Lane Cleeve BS49 4NT | **£535,000**

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RESIDENTIAL SALES









Property Type
Bungalow - Detached

How Big
1247.50 sq ft

Bedrooms
3

Reception Rooms
2

Bathrooms
2

Warmth
Gas central heating

Parking
Garage and off road

Outside
Front & rear

EPC Rating
C

Council Tax Band
D

Construction
Traditional

Tenure
Freehold

Set within the ever-popular village of Cleeve, this beautifully extended bungalow offers an exceptional level of finish throughout and provides over 1,200 sq ft of thoughtfully arranged accommodation. Positioned along the desirable Rhodyate Lane, the home blends generous proportions with high-quality specification, creating an appealing option for those seeking stylish single-storey living. A welcoming entrance hall leads into the superb kitchen/breakfast room, offering excellent practicality alongside a sociable layout. A door from the kitchen opens into the spacious conservatory, a bright and versatile room that works perfectly as an additional dining space. This area benefits from a wall-mounted air-conditioning unit that also provides heating, allowing comfortable use throughout the year. Double doors open from the conservatory onto the rear garden, providing easy access when entertaining or enjoying the outdoor space. The well-proportioned sitting room sits to the front of the property and enjoys a dual aspect, with an attractive bay window enhancing natural light and creating a warm, welcoming setting for everyday relaxation. All three bedrooms are generous double rooms, offering excellent flexibility for family living, guest accommodation or home-working. The principal bedroom enjoys double doors that open onto the rear decking, affording views over the garden, along with its own contemporary en-suite shower room, while a further modern shower room serves the remaining bedrooms from the hallway.

The rear garden enjoys a wonderful degree of privacy. The deck provides the perfect vantage point to enjoy the impressive plot, with its sweeping lawn extending towards a backdrop of mature trees and well-placed shrubs that bring colour and texture throughout the seasons. This elevated space is ideal for outdoor dining, relaxation, and seamlessly connects the home with the garden beyond. The garden itself is beautifully established, with a wide expanse of level lawn framed by natural planting and fencing. Mature trees and thoughtful landscaping enhance the outlook, creating a calm and inviting setting perfect for families, gardeners, or those who simply enjoy spending time outdoors. Practicality is equally well considered. The garden benefits from secure gated access to the front of the property, offering both convenience and peace of mind. Additionally, a courtesy door leads directly into the garage, providing useful through-access for storage, gardening equipment, or day-to-day ease. To the front you have an area laid to lawn, bordered by planted beds that contain a variety of seasonal plants. Adjacent is a block-paved driveway, providing off-street parking for three vehicles, and leads to the garage.

Cleeve is a vibrant village community perfectly positioned along the A370, offering convenient access between Bristol and Weston-super-Mare. Excellent public transport links make commuting a breeze, with regular bus services to Bristol, Weston, and Clevedon, while mainline rail connections are close by at Yatton and Backwell. Families will appreciate the strong local schooling options, including Court de Wyck Primary in Claverham and the highly regarded Backwell Secondary School. The village itself provides a great selection of everyday amenities, from shops and takeaways to hairdressers, a petrol station, and welcoming restaurants. Outdoor enthusiasts are well catered for too, with the George V Playing Field hosting local cricket and football clubs, and the stunning Goblin Combe, a 128-acre Site of Special Scientific Interest managed by Avon Wildlife Trust, which offers breathtaking walks and an abundance of wildlife right on your doorstep.

















Beautiful bungalow, affording rural outlooks in the village of Cleeve





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

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 2000 Mbps and the highest available upload speed 2000 Mbps.

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

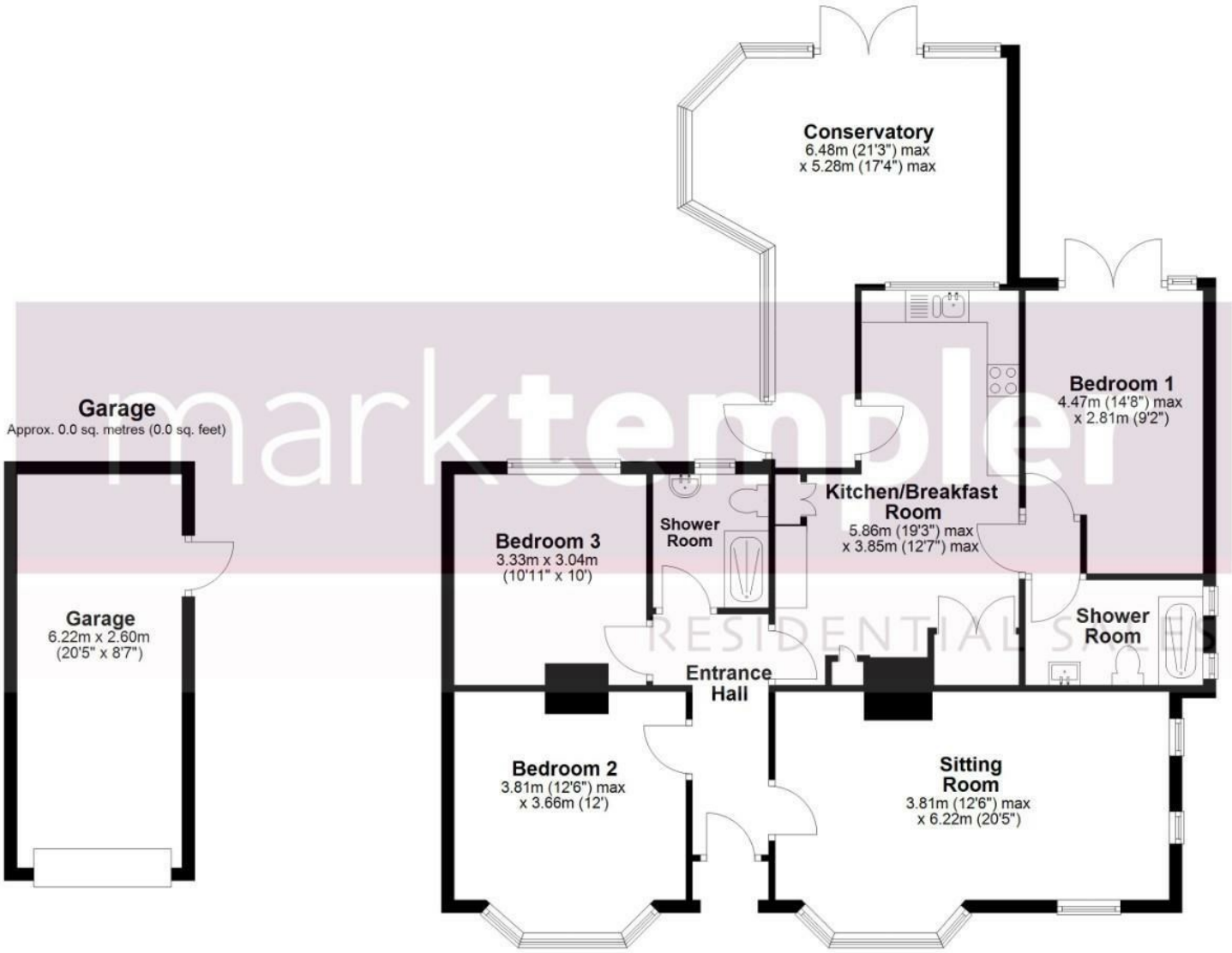
If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of knowledge.

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Ground Floor

Approx. 115.9 sq. metres (1247.5 sq. feet)



Total area: approx. 115.9 sq. metres (1247.5 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 responibility 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.

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