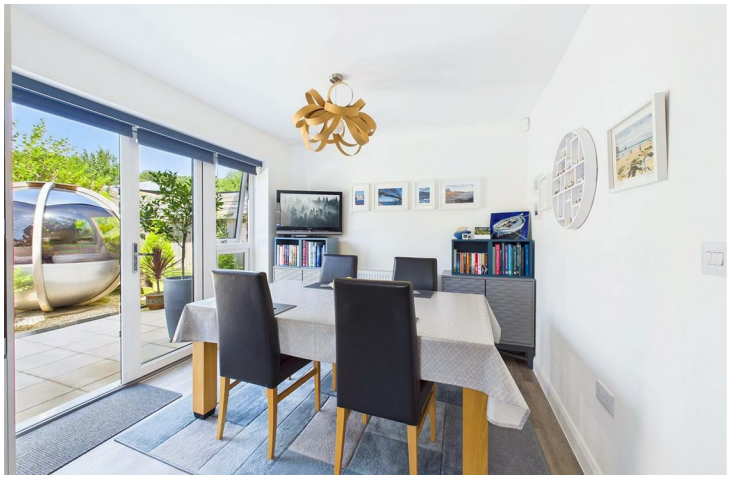
Bramley Rise Clevedon BS21 6SS | **£525,000**

marktempler
RESIDENTIAL SALES









Property Type
House - Detached

How Big
1044.00 sq ft

Bedrooms
3

Reception Rooms
1

Bathrooms
2

Warmth
Gas Central Heating & Solar

Parking
Tandem Parking To Side

Outside
To Side & Rear

EPC Rating
B

Council Tax Band
E

Construction
Standard

Tenure
Freehold

Situated within Bramley Rise, an attractive development of contemporary homes built around four years ago, this beautifully presented property offers modern living in the desirable village of Tickenham. The location provides easy access to the M5 motorway, is within a short drive of both Clevedon and Nailsea for a wide range of amenities, and Bristol city centre can be reached in around 20 minutes, making it an excellent choice for commuters, young families and professional couples alike.

The accommodation is thoughtfully arranged, exceptionally presented, and begins with a welcoming central hallway and downstairs cloakroom. A bright dual-aspect sitting room provides a comfortable living space, while to the rear of the property a stylish kitchen features integrated appliances and seamlessly adjoins the dining area. Double doors lead directly onto the rear garden, creating an ideal setting for both everyday living and entertaining. Upstairs, a central landing leads to three well-proportioned bedrooms, including a principal bedroom with en suite shower room, together with a modern family bathroom.

Outside, the property enjoys attractive lawned gardens to the front and side, while the rear garden has been designed for ease of maintenance and is enhanced by established flower beds and mature shrubs. A particular feature is the contemporary garden pod, providing a unique space for outdoor dining, entertaining or relaxing throughout the year.

Additional benefits include tandem parking for at least two vehicles, an EV charging point and owned solar panels with no lease commitments. There is also the remainder of the NHBC warranty.

Offered for sale with no onward chain, this is a fantastic opportunity to acquire a contemporary and attractive home in a sought-after village setting.

















A modern village home with stylish accommodation, solar panels, EV charging and a unique garden pod, offered with no onward chain.





HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £24 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

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 **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 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, gas, water and drainage.
Solar panels - owned.

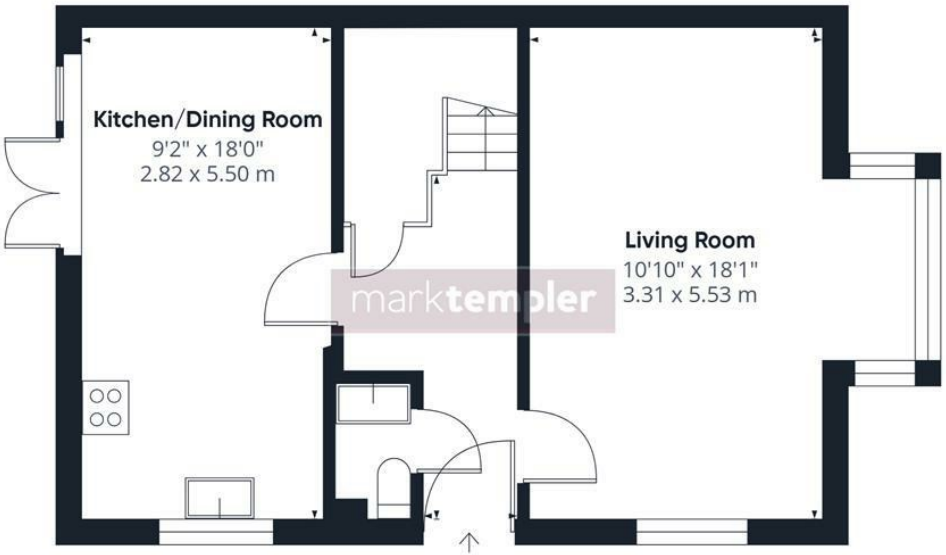
BROADBAND AND MOBILE COVERAGE
Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.
Mobile coverage is good outdoor and in-home. Subject to your network.

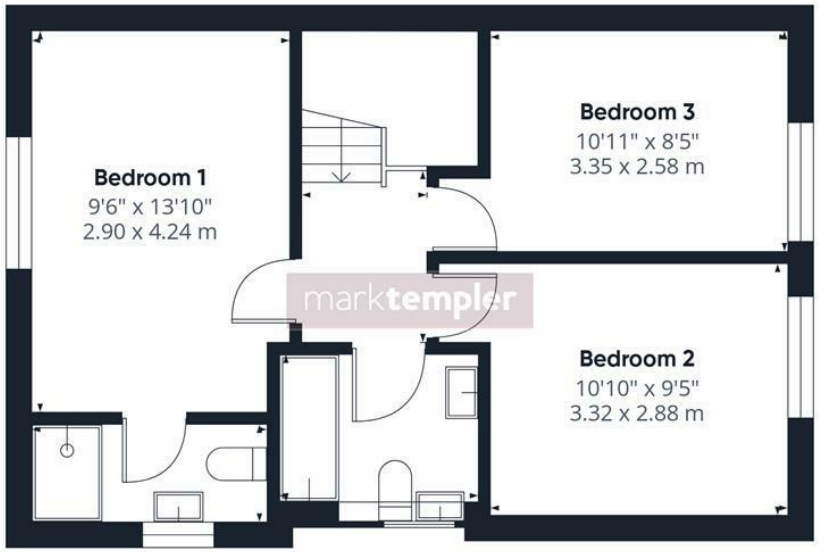
This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.

Communal Charge
£328 pa for maintenance of communal areas.

For the latest properties and local news follow Mark Templer Residential Sales, Clevedon on:

YouTube







The Property Ombudsman

naea | propertymark PROTECTED

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 confirmed with the seller.