

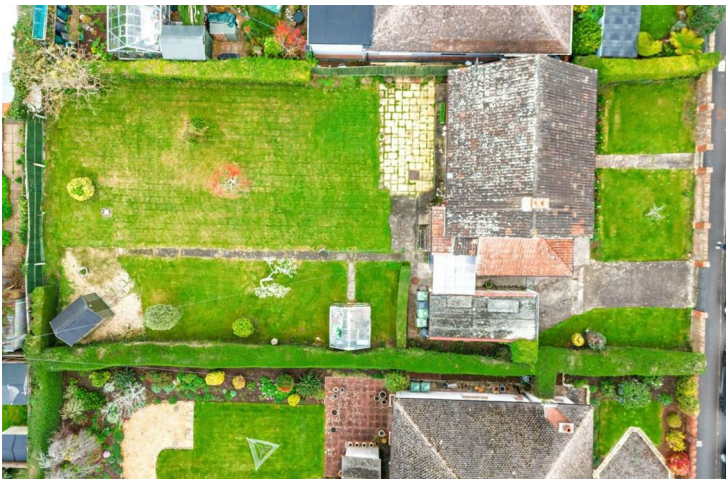
7 Millier Road Cleeve BS49 4NL

£365,000

mark**templer**

RESIDENTIAL SALES





PROPERTY TYPE
Detached bungalow



HOW BIG
783.20 sq ft



BEDROOMS
2



RECEPTION ROOMS
2



BATHROOMS
1



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street and garage



OUTSIDE SPACE
Front and rear



EPC RATING
D



COUNCIL TAX BAND
D

A Rare Opportunity in the Heart of Cleeve. 7 Millier Road is a detached bungalow with Endless Potential, nestled within a generous and mature plot and offered to the market with no onward chain. This charming two-bedroom detached bungalow offers a wonderful chance to create your dream home in one of the village's most sought-after locations. Brimming with possibilities, the property would benefit from some modernisation and presents excellent scope for extension or reconfiguration (subject to planning), making it an exciting prospect for those with vision. The accommodation is light-filled and inviting, beginning with a spacious entrance hall that sets the tone for the home. To the front, a bright and airy sitting room provides the perfect space to relax, while a separate dining room offers versatility for entertaining or family meals. The kitchen/breakfast room runs from front to back on one side, offering access to the rear garden. Two generous double bedrooms and a bathroom complete the internal layout.

The property enjoys a truly magnificent rear garden, a haven of space and tranquillity that is sure to impress. Generously proportioned and predominantly laid to an immaculate lawn, this outdoor retreat offers endless possibilities for family enjoyment, alfresco dining, and creative landscaping. A charming paved terrace provides the perfect setting for summer gatherings, while the garden itself is beautifully framed by mature hedging and thoughtfully placed shrubs, lending a sense of privacy and natural elegance. Adding to its appeal, a greenhouse and a practical garden shed sit discreetly within the plot, ideal for those with a passion for gardening or homegrown produce. With its open outlook, vibrant seasonal colour, and exceptional size, this garden is undoubtedly one of the property's finest features.

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.







Two bedroom detached bungalow 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.



Up your street...

Goblin Combe Nature Reserve

"The Maple" Restaurant

Church of Holy Trinity

Court de Wyck & Backwell Secondary School
Catchment

Village amenities to include – hairdressers,
takeaway and petrol station



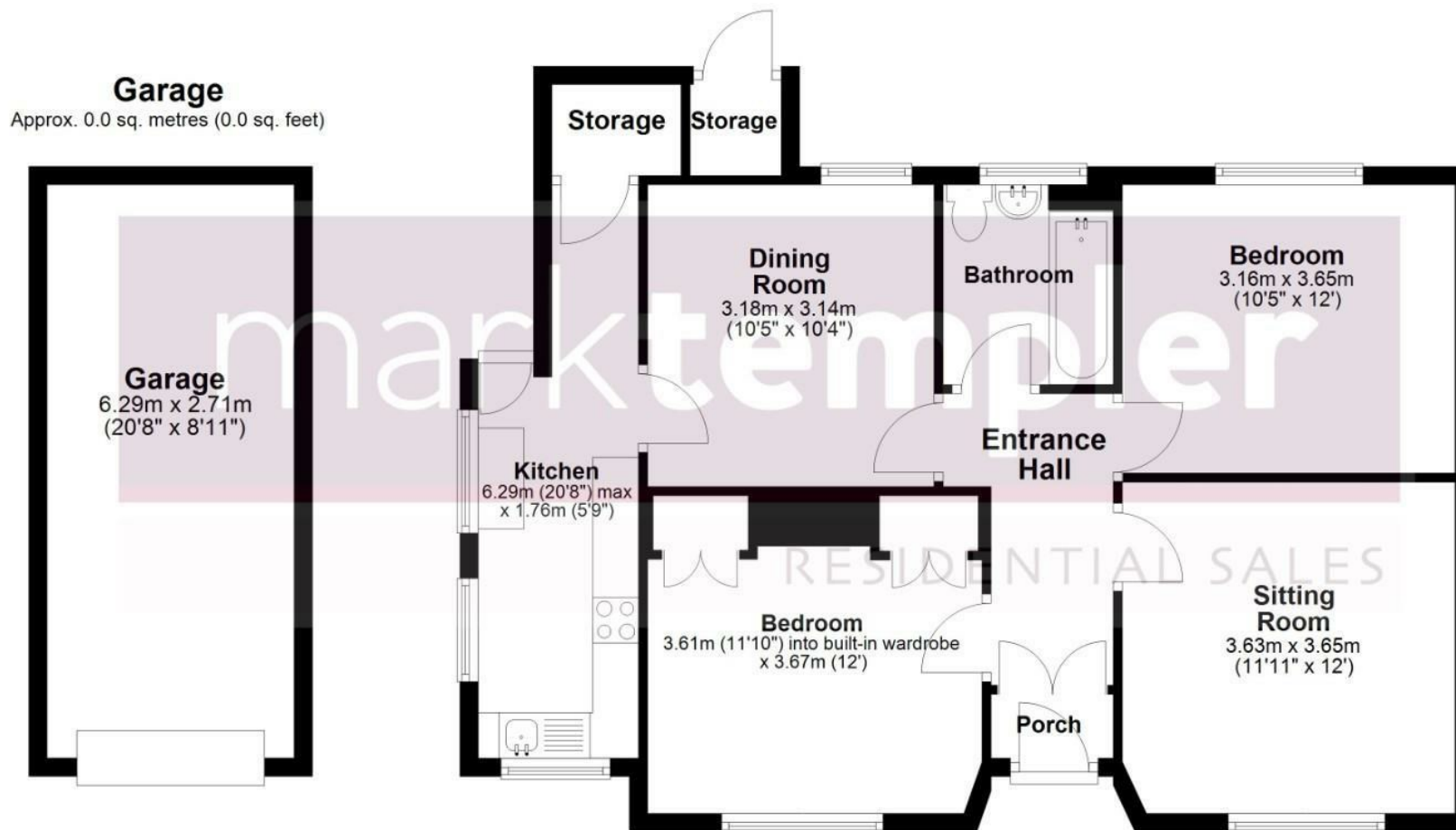
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Ground Floor

Approx. 72.8 sq. metres (783.2 sq. feet)



Total area: approx. 72.8 sq. metres (783.2 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.