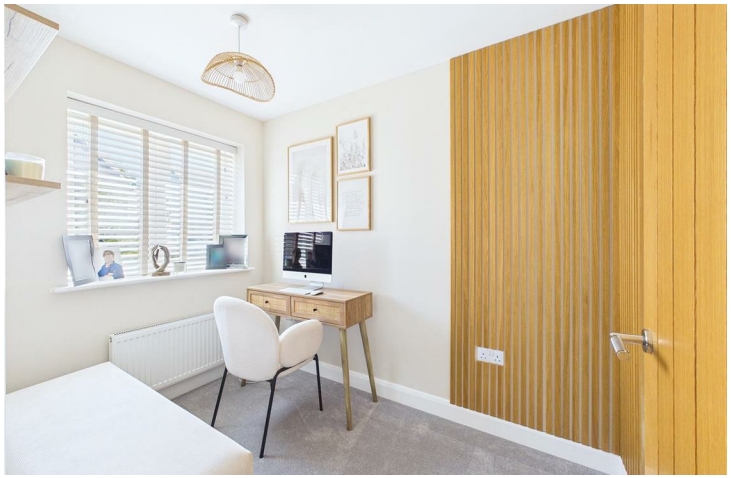
Bramley Rise Tickenham BS21 6SS | **Offers Over £625,000**

marktempler
RESIDENTIAL SALES



Property Type
House - Detached

How Big
1442.00 sq ft

Bedrooms
4

Reception Rooms
1

Bathrooms
2

Warmth
Gas Central Heating

Parking
Driveway & Garage

Outside
Front & Rear

EPC Rating
A

Council Tax Band
F

Construction
Standard

Tenure
Freehold

Built in 2022 and forming part of a select contemporary development in the village of Tickenham, this exceptional detached home combines stylish modern living with a peaceful semi-rural setting. Surrounded by open countryside and scenic walks, the property is ideally placed for Tickenham Primary School, while offering excellent commuter links to Clevedon, Bristol city centre and the M5 motorway.

Immaculately presented throughout and ready to move straight into, the home has been thoughtfully designed with family living and entertaining in mind. A welcoming central entrance hall provides access to a downstairs cloakroom, a useful study and a bright sitting room. Spanning the rear of the property is a superb open-plan kitchen, dining and living space, creating the true heart of the home. The stylish kitchen is fitted with a wealth of storage, integrated appliances and enjoys direct access onto the garden through patio doors, making indoor and outdoor entertaining effortless.

Upstairs, there are four generously proportioned bedrooms, all comfortably accommodating a double bed. Three bedrooms benefit from built-in wardrobes, while the principal bedroom is complemented by a luxurious en suite. A sleek contemporary family bathroom serves the remaining bedrooms.

Outside, the property enjoys an extensive rear garden with two level lawned areas, a secluded patio ideal for relaxing or entertaining, and an attractive woodland backdrop providing a wonderful sense of privacy. To the front, a paved driveway provides off-road parking for at least two vehicles and leads to the attached garage, with additional visitor parking available within the development.

Further enhancing the home's appeal are owned solar panels, helping to improve energy efficiency and reduce running costs plus an EV charging point. Beautifully presented, superbly located and offering generous family accommodation, this is an outstanding modern home in one of North Somerset's most desirable villages.

A beautifully presented contemporary family home with generous living space, a woodland-backed garden and an enviable village setting near Clevedon.

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 that are owned with no lease.

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.

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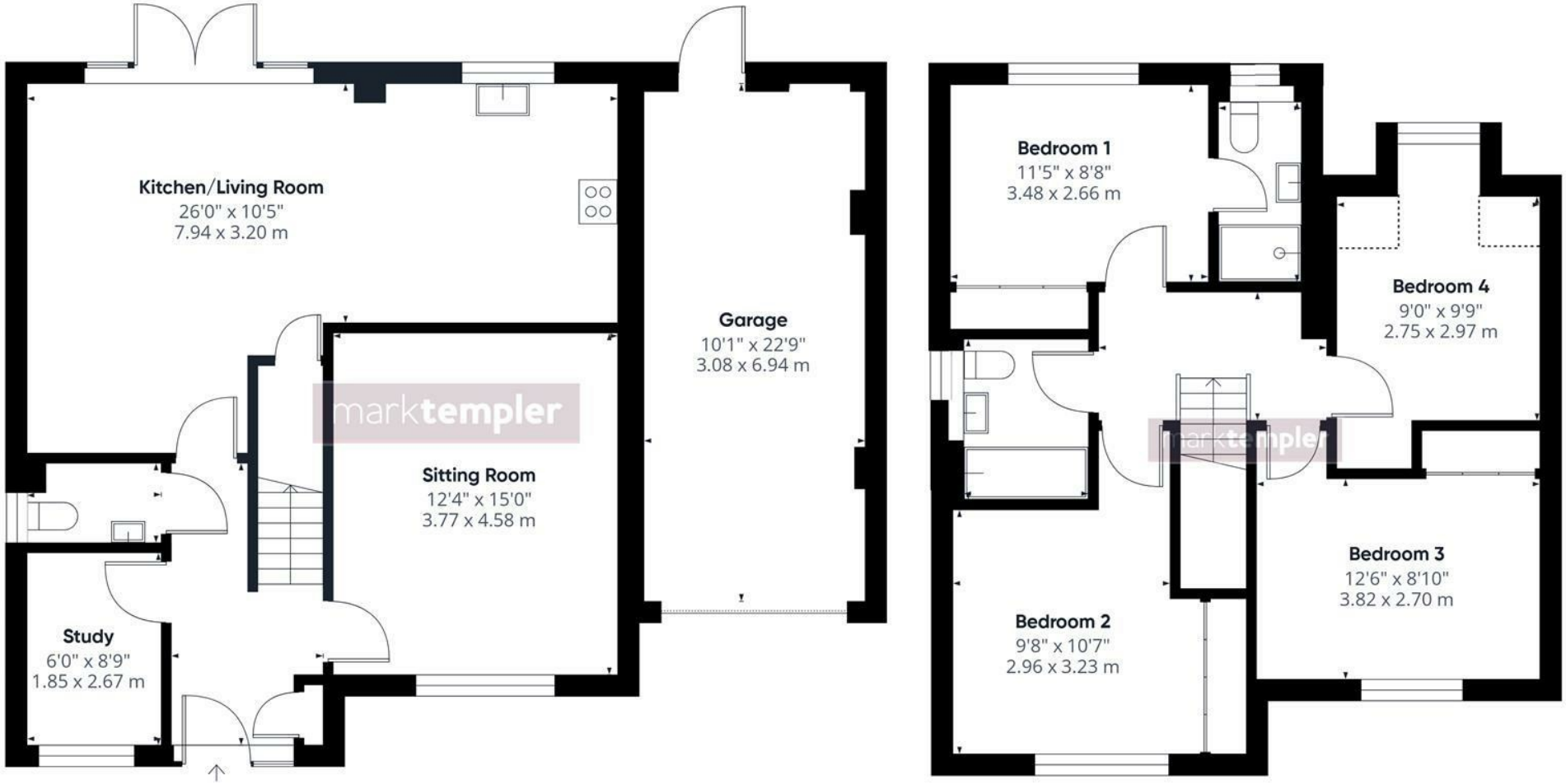

The Property Ombudsman

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