33a Main Road Cleeve BS49 4NS

£450,000

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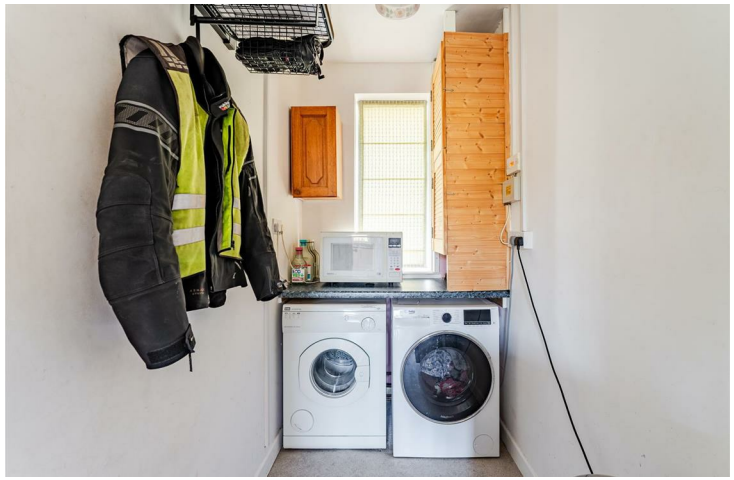
Property Type Bungalow	**How Big** 1182.80 sq ft
Bedrooms 3	**Reception Rooms** 2
Bathrooms 1	**Warmth** Gas central heating
Parking Off street & garage	**Outside** Rear
EPC Rating C	**Council Tax Band** D
Construction Traditional	**Tenure** Freehold

Situated just off the A370 and approached via a private driveway, this deceptively spacious detached bungalow offers an exceptional combination of privacy, convenience and generous living accommodation. Ideally located for easy access to village amenities and excellent transport links, 33A Main Road, Cleeve is a home that is sure to exceed expectations. From the moment you step inside, it is clear this is no ordinary bungalow. Thoughtfully designed and skilfully extended, the property offers bright, versatile accommodation with impressively proportioned rooms throughout. A welcoming entrance hall provides access to all the principal rooms. To the front of the property are two generous double bedrooms, both served by a well appointed family bathroom, together with a convenient cloakroom/WC. At the heart of the home is a spacious open plan kitchen and dining room, fitted with an attractive range of cream wall and base units complemented by integrated appliances. Beyond the dining area is a comfortable seating space, ideal for relaxing with a book or enjoying a morning coffee. The kitchen flows effortlessly into the inviting sitting room, where a feature fireplace with a wood-burning stove creates a warm and welcoming focal point. Both rooms enjoy delightful views across the beautifully maintained rear garden. Leading from the sitting room, a thoughtfully designed extension provides a versatile study or third bedroom, making it ideal as a guest room, home office or hobby room. A practical utility room and additional storage cupboard complete the accommodation.

Outside, the property continues to impress. To the front there is a garage and off road parking for several vehicles. The rear garden is a particular highlight, offering a surprising degree of privacy and seclusion. Beautifully landscaped with a lawn, mature shrubs and established planting, it provides an idyllic setting for both relaxation and entertaining. A substantial 19ft workshop offers excellent potential for a variety of uses, while a rainwater harvesting system provides an environmentally friendly solution for collecting and storing water for garden use. Offering generous, flexible accommodation, a wonderfully private garden and excellent commuter links, this impressive bungalow is far more than first meets the eye. Early viewing is highly recommended.

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, Bristol Airport, Weston Supe Mare, 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.



Detached bungalow in convenient village location in 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 and woodburner

BROADBAND
Ultrafast broadband is available with the highest available download speed 10000 Mbps and the highest available upload speed 10000 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 their knowledge.

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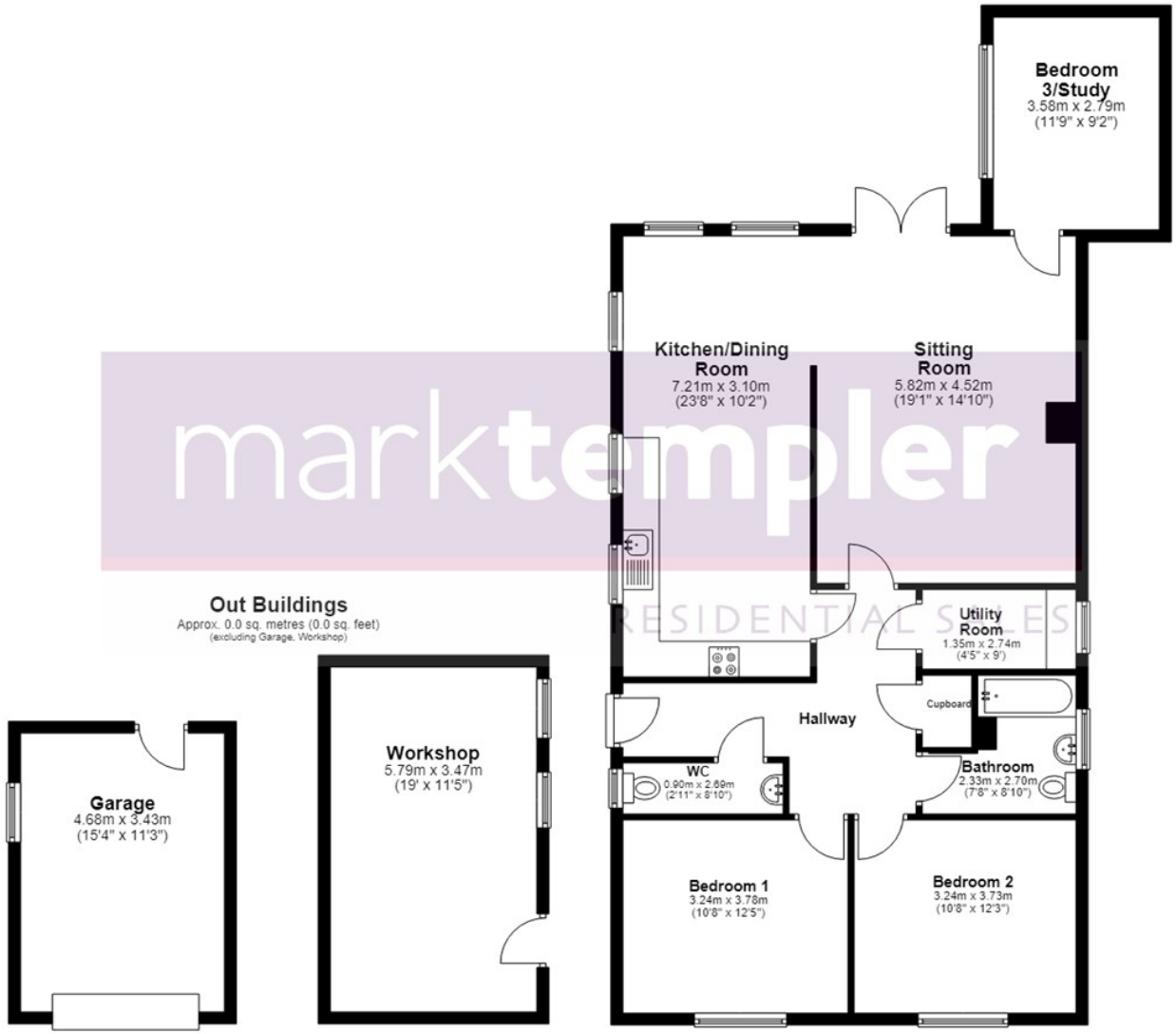
Ground Floor

Approx. 109.9 sq. metres (1182.8 sq. feet)



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Total area: approx. 109.9 sq. metres (1182.8 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.

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