13 Claverham Park Claverham BS49 4LS | **£265,000**

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RESIDENTIAL SALES









Property Type
House - Terraced

How Big
847.80 sq ft

Bedrooms
3

Reception Rooms
3

Bathrooms
1

Warmth
Gas central heating

Parking
Garage & off road parking

Outside
Front & Rear

EPC Rating
D

Council Tax Band
B

Construction
Traditional

Tenure
Freehold

Situated within the popular village community of Claverham and offered with no onward chain, 13 Claverham Park is a well priced three bedroom family home offering well laid out accommodation, a good sized rear garden and excellent potential for personalisation. Having been cherished by the same family for six decades, this is a wonderful opportunity for buyers seeking a home they can make their own. The property is approached via a garden path, enclosed by a wall and wrought iron gate, leading to the front entrance. The front garden is predominantly laid to lawn, complemented by a mature flower bed and a well established tree that provides a degree of screening from the road. Upon entering, the hallway provides access to the principal ground floor rooms, with stairs rising to the first floor. To the left, the sitting room enjoys a large window overlooking the front garden, together with a feature fireplace and useful built in storage cupboard. The hallway continues through to the dining room, where patio doors open directly onto the rear garden, creating a pleasant connection between indoor and outdoor living. The dining room leads through to the well planned kitchen, fitted with a range of wood effect cabinets, tiled splashbacks and a Belfast style sink, with space for appliances. A further door provides access to the conservatory, a versatile additional reception space ideal for relaxing, dining or enjoying views of the garden throughout the seasons. On the first floor, the property offers three bedrooms, two of which benefit from built in wardrobes. These are served by a family bathroom and a separate WC, providing practical accommodation for family living.

Outside, the rear garden is a particular feature of the property, offering plenty of scope for keen gardeners, outdoor entertaining or family enjoyment. At the far end of the garden, a garage which is accessed via Chapel Lane is complemented by a covered storage area. The property also benefits from off road parking for two vehicles. Offering excellent scope to update and personalise, 13 Claverham Park represents an appealing opportunity to secure a competitively priced family home in an established village setting. With its long family history, practical layout and generous outside space, this is a property ready for its next chapter.

Claverham is a sought after village offering a wonderful blend of countryside living and commuter convenience. Surrounded by scenic walks and open spaces, yet within easy reach of Bristol, Weston-super-Mare, and Clevedon, the location is ideal for those seeking a quieter pace of life without sacrificing connectivity. Excellent transport links include nearby railway stations at Yatton and Backwell, access to the M5, and Bristol International Airport, just a short drive away.












Hotpoint





Good value family home packed with potential in Claverham





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

This information has been provided by the sellers and is correct to the best of our knowledge.

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 10000 Mbps and the highest available upload speed 10000 Mbps. We advise all interested parties to also make their own enquires via checker.ofcom.org.uk.

If an information source is not named, then it has been provided by the either the sellers of the property and is accurate to the best of their knowledge or OnTheMarket, powered by Sprift. Sprift Data Partners include Royal Mail, Ofcom, Environment Agency, Land Registry, Valuation Office Agency, Office for National Statistics, Ordnance Survey and Historic England.

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Garage

Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Garage)



Ground Floor

Approx. 42.8 sq. metres (460.3 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.4 sq. feet)



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Total area: approx. 78.8 sq. metres (847.8 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 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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