4 Warren View Churchill BS25 5AP

£540,000

marktempler
RESIDENTIAL SALES

PROPERTY TYPE
Detached house

HOW BIG
1529.20 sq ft

BEDROOMS
4

RECEPTION ROOMS
3

BATHROOMS
2

WARMTH
uPVC double glazing and gas fired central heating

PARKING
Off street and garage

OUTSIDE SPACE
Front and rear

EPC RATING
B

COUNCIL TAX BAND
F

Nearly new family home that boasts wonderful curb appeal and a fantastic modern open plan layout, ideal for entertaining and family life - 4 Warren View is a delightful four bedroom double fronted detached house that is built to 'The Hartpury' design and occupies a generous plot within the highly regarded Mendip Gardens, an intimate development of just 40 houses and built by the well respected, Newland Homes. This impeccably presented family home offers well-proportioned accommodation, set out traditionally over two floors, entered via a central entrance hall with WC off. The hub of the home is the well-appointed kitchen/diner to the rear, featuring full-height windows and doors opening onto the rear garden, central island, and separate utility room. The sitting room is to the front of the property and flows into the dining area via double doors, an additional reception room is also to the front, giving the ground floor a flexible layout. The first floor benefits from four bedrooms and family bathroom, the principal bedroom offers the convenience of en suite facilities along with built-in wardrobes.

Outside, the current owners have beautifully tended and landscaped the rear garden. Laid mainly to lawn it is bordered by planted beds that contain a variety of trees and shrubs, along with a colourful array of flowers. An area is also laid to patio with a matching pathway leading to the rear garage access, an additional area is laid to slate chippings, all these things creating a wonderful space to both entertain or relax and thanks to a South West aspect it enjoys a great amount of sunshine during the summer months. The front is laid to lawn, bordered by evergreen hedging, planted trees and wrought iron fence along with planted beds to the front of the property containing a variety of shrubs. An area laid to block paving provides off-street parking and leads to the detached garage.

Situated on Warren View in Churchill, this beautiful family home is ideally located to access the Mendip Hills, giving you easy access to this area of outstanding natural beauty. The village itself offers a range of amenities, including local shops, doctors surgery, cosy village public houses and highly regarded secondary school. It also offers good conections for those commuting to Bristol or Weston-super-Mare, being situated just off of the A38, and also just a short drive to Bristol International Airport and Yatton's mainline railway station.

Exceptional nearly new home situated within the village of Churchill

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...

Glorious walks on The Mendip Hills

A selection of cosy village public houses

Langford, Wrington and Congresbury village centres

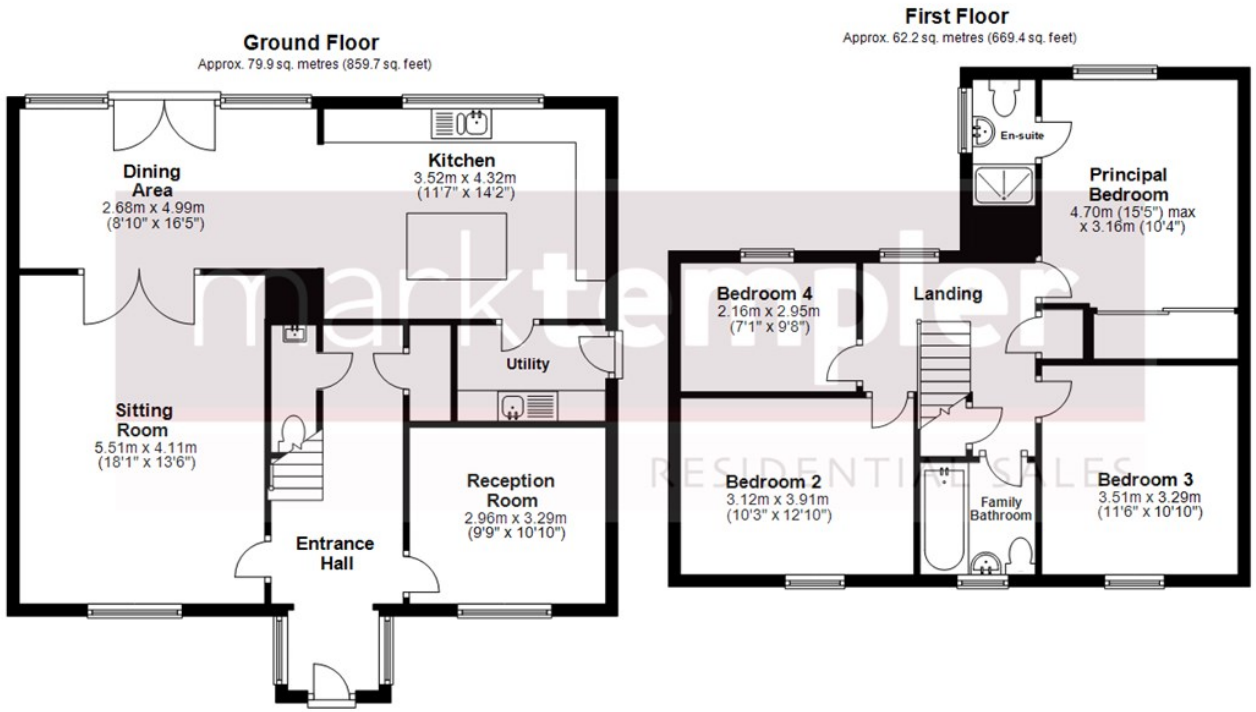
Churchill Academy and Sixth form

International travel from Bristol Airport

Touts convenience store

For the latest properties and local news follow marktempler residential sales, Yatton on:

YouTube



Total area: approx. 142.1 sq. metres (1529.2 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 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.

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings o r services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification fro m your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photograph s are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.