

Hillview 7 Hollowmead Claverham BS49 4LF

£499,995

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
Detached house



HOW BIG  
1284 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
3



BATHROOMS  
2



WARMTH  
uPVC double glazing and gas  
central heating



PARKING  
Off street and garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
C



COUNCIL TAX BAND  
E

Beautiful four bedroom, detached family home affording picturesque views of the surrounding countryside in the village of Claverham. Constructed in 2005 as a small development of just three properties, Hillview is tucked away in a tranquil, backwater location giving this home that "rural feel", enhanced by the fact that the property is flanked on two sides by farmland. Presented to an exacting standard, the light and airy accommodation is laid out traditionally over two floors and comprises of :- welcoming entrance hall with wc off, dual aspect lounge diner, kitchen breakfast with separate utility area, an additional reception room that could be utilised for a variety of purposes, adding flexibility to the ground floor living space. Upstairs provides four bedrooms and family bathroom, all doubles enjoy a view of the countryside with the principal bedroom also offering en-suite facilities.

Outside, the rear garden boasts a southerly aspect and enjoys great privacy due to the fields it adjoins, low in maintenance thanks to the artificial lawn and patio seating areas, all enclosed by a beautiful stone wall. Simply a beautiful space to unwind and relax. Parking is provided by a block paved driveway to the front, along with the single garage.

The village of Claverham is a great location for those wishing to combine easy country living, with being a great commuter base for both Bristol and surrounding towns, whilst enjoying North Somerset's rural countryside. For commuting, M5 junctions can be found at both Weston-super-Mare and Clevedon, mainline railway stations at Yatton and Backwell with Bristol International Airport just at the top of the hill.



## FAMILY HOME BACKING ONTO FARMLAND IN THE VILLAGE OF 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 £180, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heros 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...

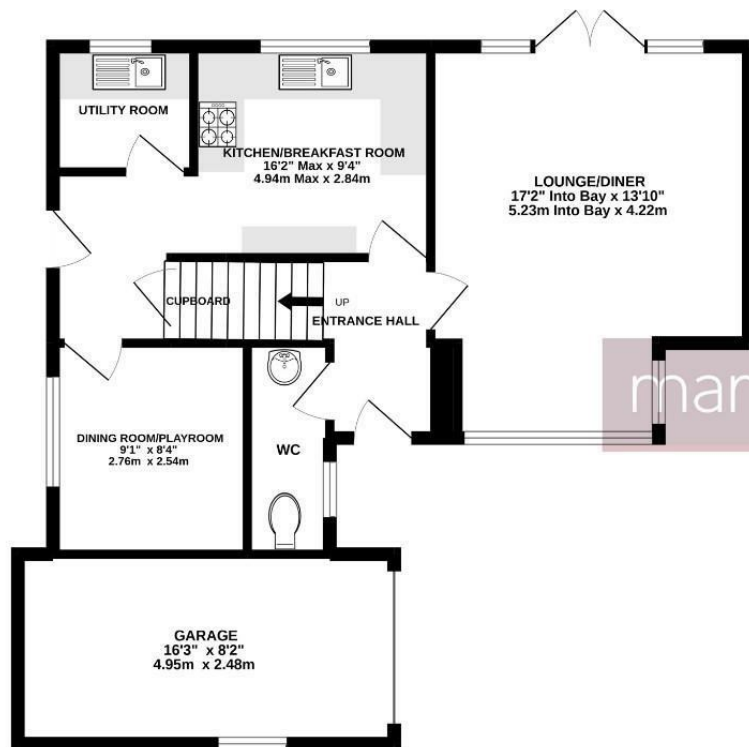


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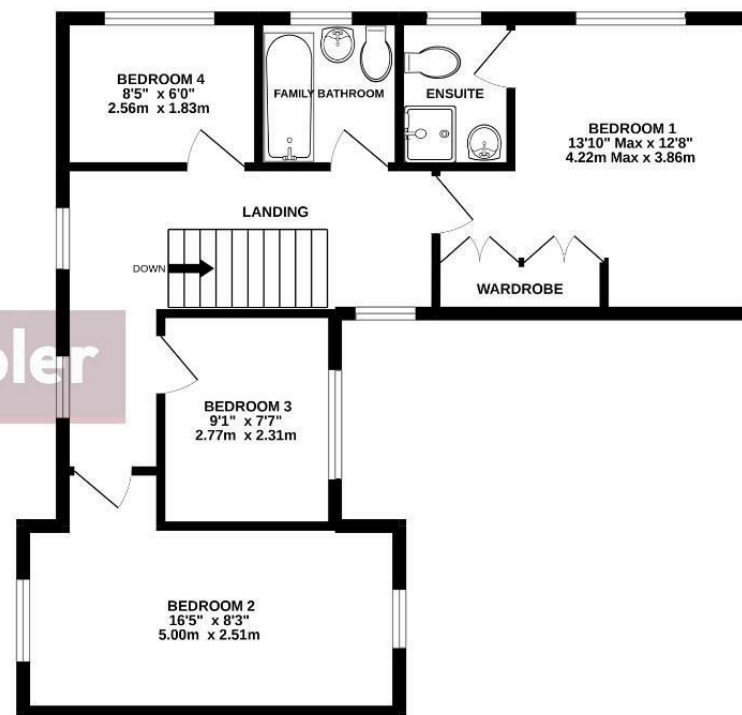




GROUND FLOOR  
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1284 sq.ft. (119.3 sq.m.) approx.

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.  
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