

2 Hope Cottages Ham Lane Kingston Seymour BS21 6XF

Asking Price £750,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
1967.00 sq ft



BEDROOMS
4



RECEPTION ROOMS
4



BATHROOMS
3



WARMTH
uPVC double glazing and oil
fired central heating



PARKING
Off street and double
garage



OUTSIDE SPACE
Front and rear



EPC RATING



COUNCIL TAX BAND
F

Over a cattle grid and into a charming cul-de-sac of 5 'one off' sympathetically designed properties constructed in 2004 - 2 Hope Cottages is a beautifully presented family home in the quiet and peaceful rural village of Kingston Seymour. Built in 2004 with thoughtful design, enabling these homes to seamlessly fit into the pretty village aesthetics, providing all the benefits of a modern house while enjoying the charm of the farmhouse style property. The accommodation on offer is laid out over two floors and bathed in natural light. Stepping into the generous entrance hall from a storm porch gives you the feeling of space in abundance and leads to all principal rooms. The sitting room enjoys a wonderful dual aspect with French doors to the rear garden and affording views of the fields beyond, this room also features a charming log burning fire for those winter months. A separate dining room also provides views to the rear, a study/hobby room to the front and cloakroom all to the ground floor. The kitchen breakfast room has recently been refurbished to an exceptional standard giving it the WOW factor with high gloss units, integral appliances and quartz worksurface, a middle island with seating around for sociable entertaining and family time, and even enough space for a sofa to chill and contemplate your day. Bi fold doors lead to a porcelain tiled area, perfect for al fresco dining, bringing the outside in! A further courtesy door from the kitchen offers access to the rear garden. From the hallway, a solid oak staircase rises to an open and airy landing, with doors to four generous sized bedrooms with the principal boasting a beautifully finished en-suite shower room. A family bathroom and further shower room completes this magnificent home.



AN EXTENDED FOUR/FIVE BEDROOM FAMILY HOME BACKING ONTO FIELDS (TYPE HERE)



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.

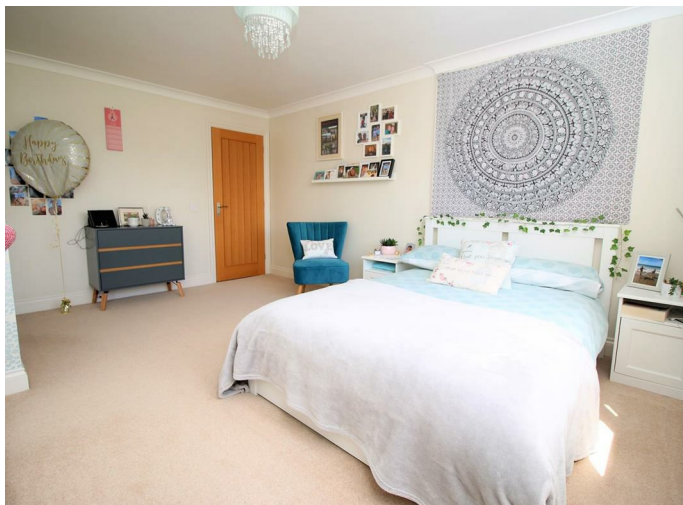
Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

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.

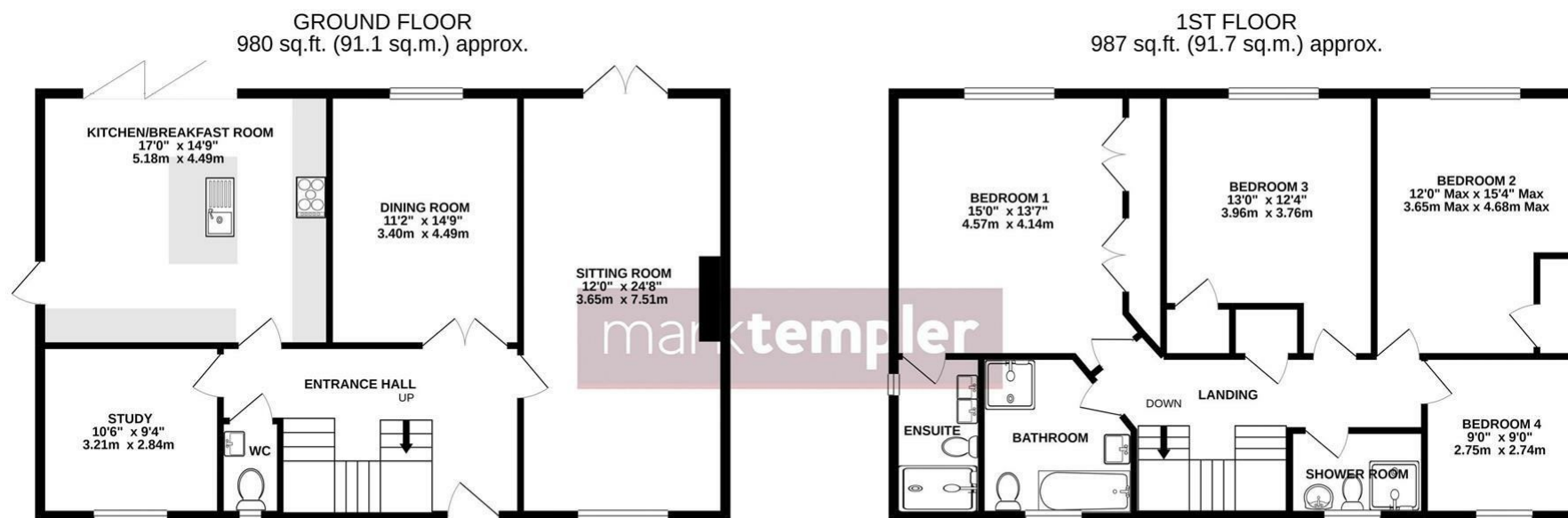


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TOTAL FLOOR AREA : 1967 sq.ft. (182.7 sq.m.) approx.

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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