

28 Bishops Road Cleeve BS49 4NG

£385,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached bungalow



HOW BIG
1209.00 sq ft



BEDROOMS
2



RECEPTION ROOMS
2



BATHROOMS
1



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street and garage



OUTSIDE SPACE
Front and rear



EPC RATING
D



COUNCIL TAX BAND
D

Situated within walking distance of local village amenities, 28 Bishops Road, Cleeve is a delightful two bedroom detached bungalow offering comfortable living with the benefits from no onward chain, making it an ideal choice for those looking for a smooth and swift move.

This well presented bungalow is set back from the road behind a walled frontage, the property also benefits from off road parking for several vehicles, a garage with rear store/workshop, and a private enclosed rear garden.

The home is entered via a covered porch leading to a welcoming entrance hall, from which doors open to all principal rooms. The property features two generous double bedrooms, one of which benefits from built-in wardrobes. A well appointed family bathroom includes a bathtub and a wet room style shower, ideal for modern living.

To the rear of the property is a bright and spacious open plan kitchen/dining room fitted with a range of wall and base units and integrated appliances, creating a functional and social space. Adjacent is a useful utility room with additional storage and a sink.

A generously proportioned lounge provides a cosy yet spacious setting for relaxation, opening directly into a light filled conservatory with lovely views over the garden perfect for year round enjoyment.

The rear garden is mainly laid to lawn with a patio area, offering a blank canvas for a keen gardener to personalise. A detached garage includes a rear storeroom, which could easily serve as a hobby room, workshop, or home office.

This well presented home offers a fantastic opportunity for downsizers, first time buyers, or those seeking a single-storey lifestyle close to community amenities packed with potential.

Cleeve is a thriving village community situated on the A370 between Bristol and Weston-super-Mare. The area benefits from excellent public transport, with regular buses to Bristol, Weston, and Clevedon. Mainline rail connections are available nearby at Yatton and Backwell.

Families will appreciate the nearby schooling options, including Court de Wyck Primary School in Claverham and the ever-popular Backwell Secondary School.

The village itself offers a good range of amenities including shops, takeaways, hairdressers, a petrol station, and restaurants. For those who love the outdoors, the nearby George V Playing Field hosts local cricket and football clubs, and Goblin Combe, a 128 acre Site of Special Scientific Interest managed by Avon Wildlife Trust, offers spectacular walks and wildlife right on your doorstep.







Spacious bungalow ideally situated 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.



Up your street...

Within walking distance of Claverham Village Hall & Bar

Goblin Combe Nature Reserve

"The Maple" Restaurant

Church of Holy Trinity

Court de Wyck & Backwell Secondary School
Catchment



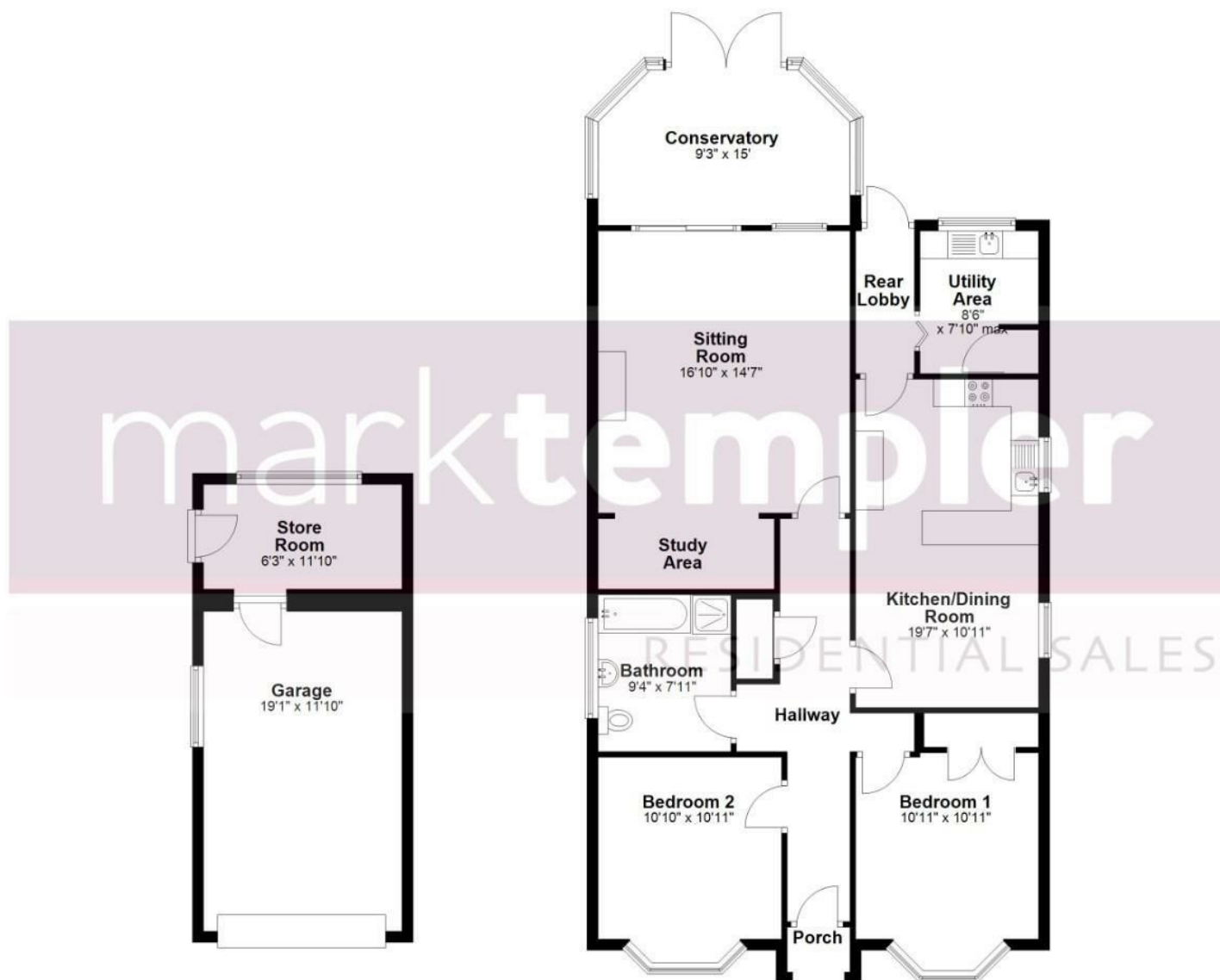
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Ground Floor

Approx. 1209.0 sq. feet



Total area: approx. 1209.0 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.