

Meadowgate Claverham Close Yatton BS49 4LB

£550,000

marktempler

RESIDENTIAL SALES





Property Type

Bungalow - Detached



How Big

1613.90 sq ft



Bedrooms

4



Reception Rooms

2



Bathrooms

2



Warmth

Gas central heating



Parking

Off street & garage



Outside

Front & rear



EPC Rating

D



Council Tax Band

E



Construction

Traditional



Tenure

Freehold

A spacious four double bedroom detached bungalow, beautifully positioned within Claverham Close and enjoying a wonderful outlook over surrounding countryside and farmland – Meadowgate is a well loved home offering generous and versatile single level accommodation, now providing an excellent opportunity for buyers to modernise and create a home tailored to their own tastes. The layout is particularly well arranged, with a central entrance hall leading to the principal rooms. The sitting room is a comfortable and well proportioned reception space, enjoying large sliding doors opening directly onto the rear garden and allowing plenty of natural light into the room. To the rear, the kitchen breakfast room and dining room both take full advantage of the rural outlook, creating a pleasant everyday living and entertaining space with views across the garden and open countryside beyond. The kitchen is fitted with a range of wall and base cabinets with work surface over, while the dining room provides a more formal setting for family meals or hosting guests. A large utility and boot room is a particularly useful addition, offering excellent storage and practical space for those returning from walks, gardening or day to day family life. The bedroom accommodation is equally generous, with four double bedrooms arranged across the bungalow. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom. The overall layout provides excellent flexibility for families, downsizers, visiting guests or those requiring space to work from home.

Outside, the property enjoys a sizeable and mature plot, with gardens wrapping around the bungalow and creating a charming setting on all sides. The frontage provides off street parking for numerous vehicles, together with access to an oversized single garage, ideal for parking, storage or workshop use. The gardens are a real feature of the home, with established planting, areas of lawn and a lovely sense of space, making them ideal for keen gardeners or those simply looking to enjoy a peaceful outdoor setting. To the rear, the garden opens out beautifully from the sitting room, with a patio area providing a natural spot for seating and outdoor dining while taking in the countryside views. A timber garden room sits within the grounds and offers excellent additional versatility, whether used as a hobby room, home office, studio or summer retreat. The combination of mature gardens, parking, garage space and useful outbuildings makes Meadowgate a particularly practical home with plenty of scope for future enhancement.

Claverham Close is a desirable residential position on the edge of Yatton and Claverham, offering a superb balance of countryside surroundings and village convenience. The property is well placed for access to local amenities in Yatton, including shops, cafes, doctors' surgery, pharmacy, primary schooling and the mainline railway station, which provides regular services towards Bristol, Bath and London Paddington. The surrounding area is well known for its countryside walks and access to the Strawberry Line, while nearby Congresbury and Clevedon provide further amenities and leisure opportunities. Road links via the A370 and M5 motorway network are also within easy reach. Meadowgate represents a rare opportunity to acquire a generously proportioned detached bungalow with four double bedrooms, mature wrap around gardens, excellent parking and outstanding rural views, all within a highly convenient North Somerset setting.







Detached bungalow with a beautiful outlook over Claverham's countryside



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

UTILITIES
Mains electric
Mains gas
Mains water
Mains drainage

HEATING
Gas fired central heating

BROADBAND
Ultrafast broadband is available with the highest available download speed 2000 Mbps and the highest available upload speed 2000 Mbps.

This information is sourced via checker.ofcom.org.uk, we advise you make your own enquiries.

If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of their knowledge.



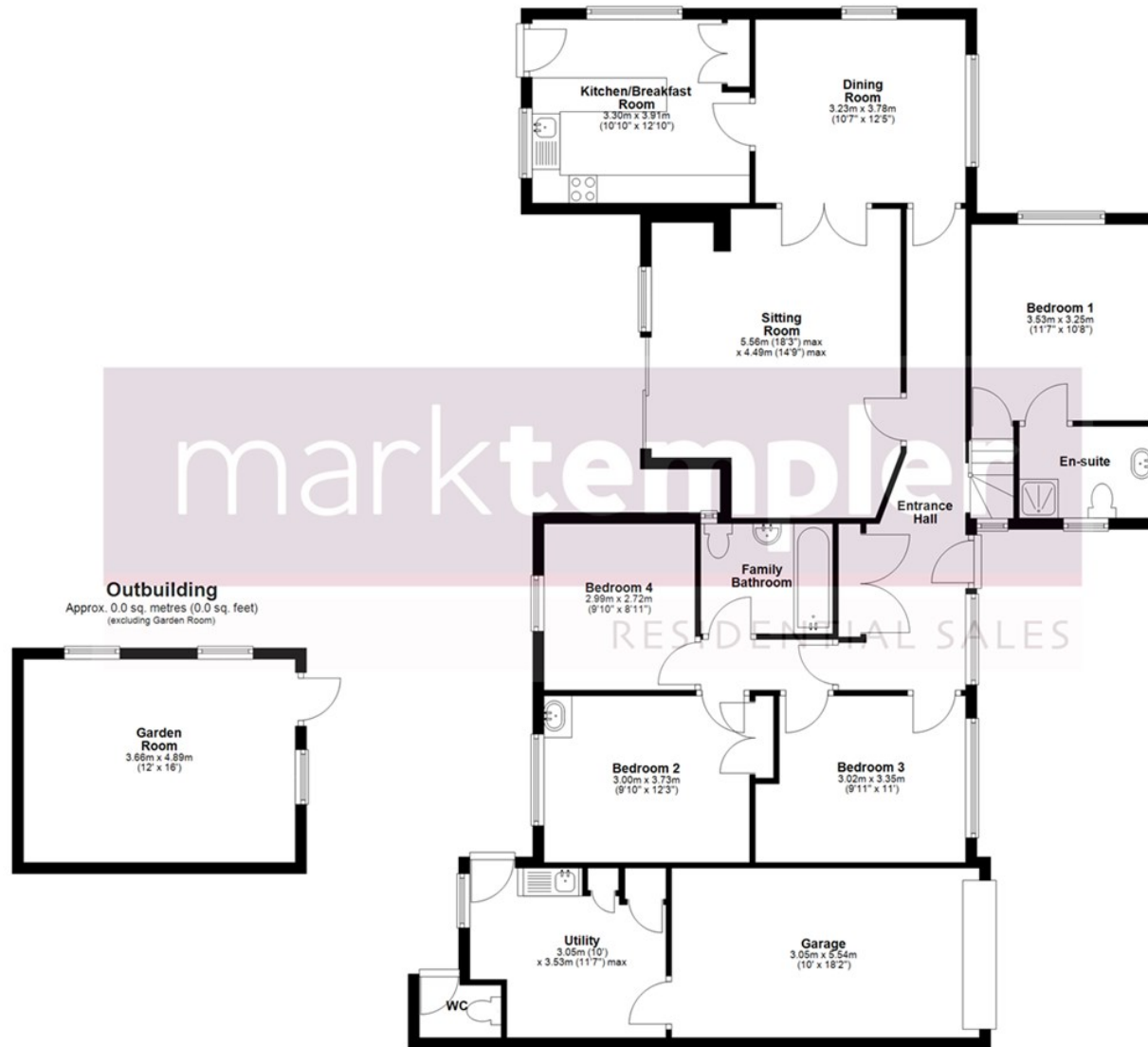
For the latest properties and local news follow [marktempler residential sales, Yatton](#) on:





Ground Floor

Approx. 149.9 sq. metres (1613.9 sq. feet)



Total area: approx. 149.9 sq. metres (1613.9 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.

Mark Templer Residential Sales and any joint agents wish to make the following clear: (i) They have no authority to make or give representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances, or measurements provided are approximate. The text, photographs, and plans are for guidance purposes only and may not be comprehensive. It should not be assumed that the property has all required planning permissions, building regulations, or other consents. Mark Templer has not tested any services, equipment, or facilities. Purchasers are advised to satisfy themselves through inspection or other means. (iii) In accordance with the Consumer Protection from Unfair Trading Regulations, please note that the working condition of services or kitchen appliances has not been verified by the agents. However, at the time of preparing these particulars, we were informed that all were in working order. Any items described within these property details are not automatically included within any sale and would need to be