

2 Stowey Park Yatton BS49 4JX

£675,000

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RESIDENTIAL SALES



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RESIDENTIAL SALES
for sale
01934 833253
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PROPERTY TYPE
Detached house



HOW BIG
1842.00 sq ft



BEDROOMS
5



RECEPTION ROOMS
3



BATHROOMS
2



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street and double
garage



OUTSIDE SPACE
Front and rear



EPC RATING
C



COUNCIL TAX BAND
E

An impressive 1950s, five-bedroom family home. Number 2 Stowey Park is a substantial property, located on the Yatton/Claverham border. Owned by the same family for nearly 30 years, the property has been modified and extended by the current owners to create a property, perfect for a family to enjoy for years to come. The versatile accommodation on offer is set out over three floors and comprises of, entrance hall, drawing room with bow window and original open fireplace, dual aspect sitting room that opens onto the mature rear garden, kitchen with separate formal dining room, utility area and w/c all to the ground floor. The first floor provides four well-proportioned bedrooms and a spacious family bathroom, the principal bedroom enjoying en-suite facilities. An inconspicuous doorway provides access to the top floor where you will discover the fifth bedroom.

Outside, the frontage is truly impressive, a wide plot allows for a dual entrance block paved driveway providing off-street parking for numerous vehicles, a double garage to the side of the property has a further blocked paved area next to it and is the perfect spot to park a motorhome or caravan to be stored. The rear garden is enclosed and boasts a westerly aspect, an array of planted beds contain a mixture of mature shrubs and bushes and border the lawn. From the patio, a pathway leads to an enclosed pergola, a truly wonderful, private spot to sit and relax. The current owner has also constructed a fantastic workshop with a pantiled roof, amplifying the feel of what a wonderful family home this is.

Stowey Park is situated on the southern end of Stowey Road, and provides easy access to Yatton shopping precinct. Hangstones Pavilion and Claverham Cricket Club are also within a short level walk. Yatton's mainline railway station is located in the north end of the village.







Substantial 1950's family home in Yatton village



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...

Glorious countryside walks across Cadbury Hill and the Strawberry Line

Level access to Yatton's village centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

St Mary's village church

Yatton's mainline railway station

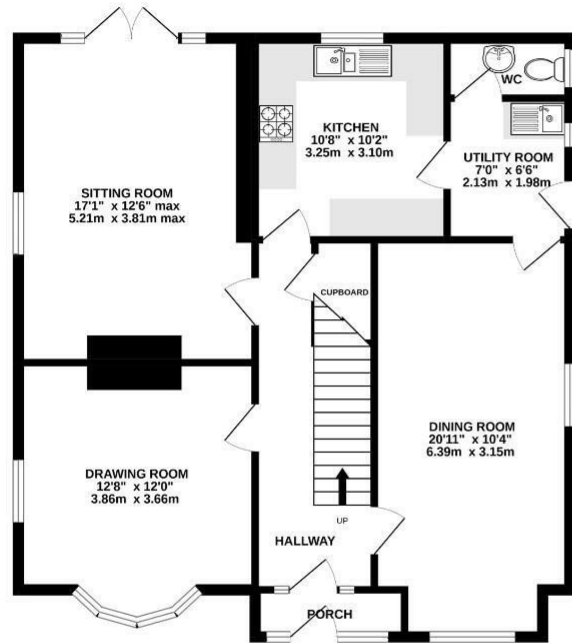


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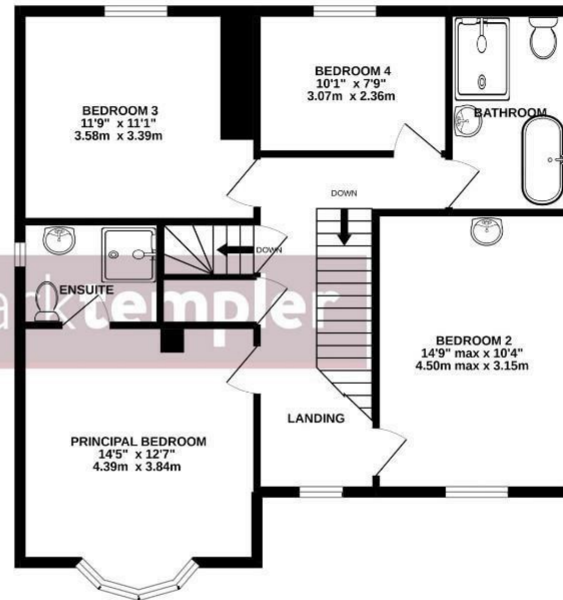




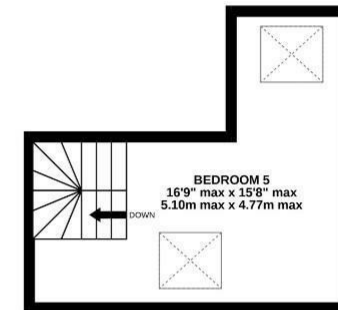
GROUND FLOOR
871 sq.ft. (80.9 sq.m.) approx.



1ST FLOOR
779 sq.ft. (72.4 sq.m.) approx.



2ND FLOOR
191 sq.ft. (17.8 sq.m.) approx.



TOTAL FLOOR AREA : 1842 sq.ft. (171.1 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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