

5 Henley Lodge Yatton BS49 4JQ

£500,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
Detached house



HOW BIG  
1670 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
3



BATHROOMS  
1



WARMTH  
uPVC double glazing and gas central heating



PARKING



OUTSIDE SPACE

Off street and garage

Front and rear



EPC RATING  
D



COUNCIL TAX BAND  
F

An ideally situated four bedroom detached family home with no onward chain - This delightful detached residence enjoys a peaceful location within the highly regarded cul de sac, Henley Lodge. Offering light and airy accommodation that would benefit from modernisation in part, comprising; spacious entrance hall, dual aspect sitting room, separate dining room opening to the rear garden, kitchen breakfast room, utility and wc all to the ground floor. The first floor benefits from galleried landing with views towards Cadbury Hill, four double bedrooms, family bathroom with four piece suite and additional wc cloakroom.

Outside, you enjoy a pleasant enclosed rear garden, traditionally laid to lawn with elevated patio that leads from both the sitting and dining rooms, perfect for summer entertaining. The borders host a selection of mature shrubs and beautiful blossoming tree. The front benefits from a private, well manicured garden, with a variety of shrubs, flowers and blossoming trees, a true spring delight. The front also provides off street parking for a couple of vehicles in front of the carport and single garage.

Henley Lodge is a fine cul de sac with a small number of similar high quality properties, and can be found just off the southern end of Yatton High Street, offering ideal access to the village centre with its wide array of shops, local primary school and church. For those looking to commute, the village is ideal with its own mainline railway station and easy access to the M5 motorway network.







## SUBSTANTIAL FAMILY HOME IN HIGHLY REGARDED YATTON CUL DE SAC



### 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...

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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

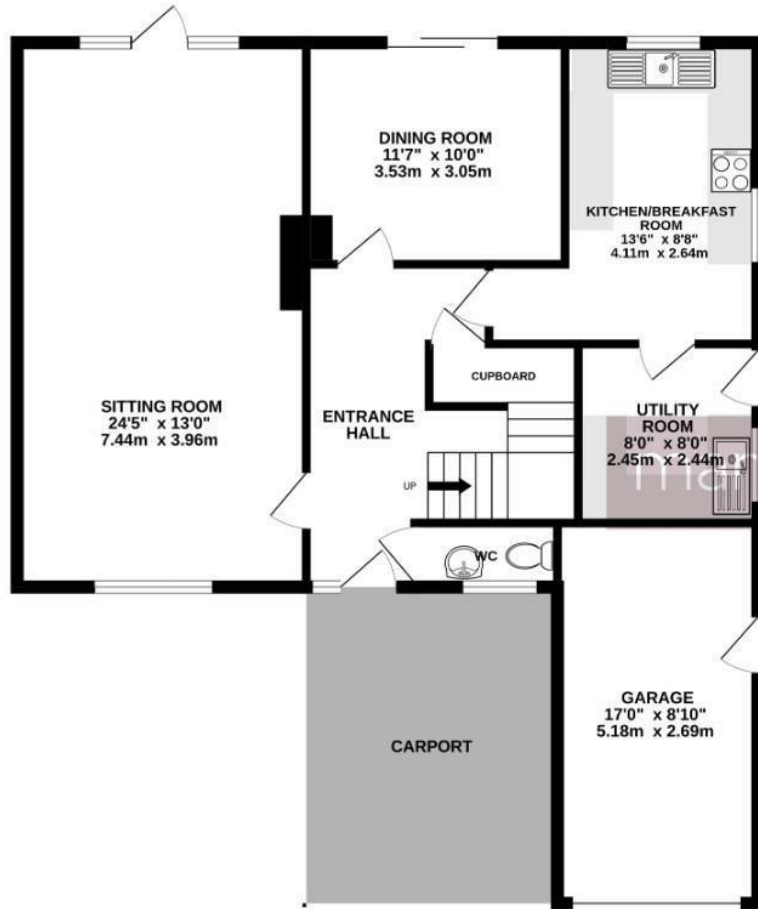


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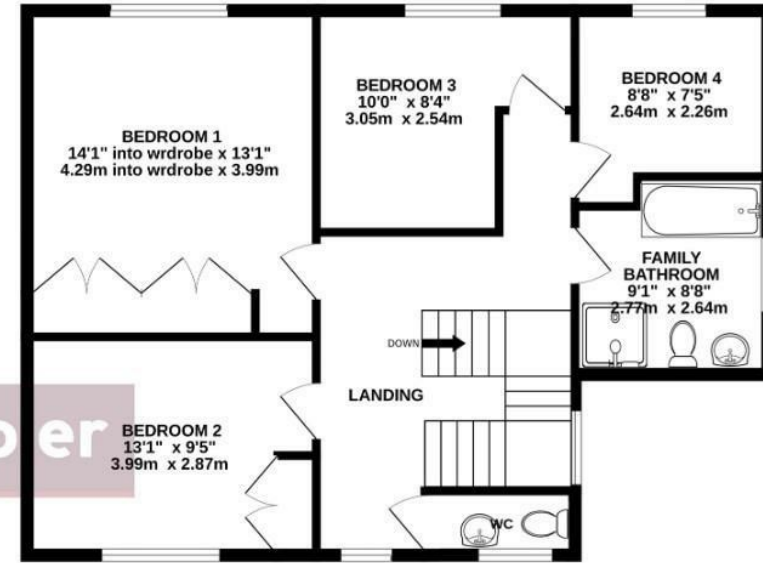




GROUND FLOOR  
930 sq.ft. (86.4 sq.m.) approx.



1ST FLOOR  
739 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 1670 sq.ft. (155.1 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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