

8 Skylark Grove Yatton BS49 4FY

£535,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
1487.00 sq ft



BEDROOMS
4



RECEPTION ROOMS
4



BATHROOMS
3



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street and garage



OUTSIDE SPACE
Front and rear



EPC RATING
B



COUNCIL TAX BAND
E

Modern detached family home enjoying views of the neighboring countryside - Built to The "Thornsett" design by Bloor Homes, this impressive double fronted family home enjoys an enviable position within the Chestnut Park development as it offers wonderful views of the neighboring countryside to the front along with modern, stylish living accommodation. Set out traditionally over two floors, a central hallway welcomes you with study and dining room to the front. A large open plan kitchen diner/family room with an additional utility area opens out on the rear garden along with the sitting room, a cloakroom completes the ground floor. The first floor is just as impressive, four double bedrooms are on offer along with the family bathroom, both the principal and second bedroom offering en-suite facilities making this a very practical family home.

Outside, the rear garden is laid mainly to lawn, bordered by planted beds containing a variety of shrubs with a patio seating area providing a spot to unwind in a peaceful setting. A pathway divides the lawn and leads to an additional area behind the garage, an ideal storage space for kids' toys and bikes alike. A secure gate to the side provides access to the driveway where you have off street parking for two vehicles and leads to the garage. The front is nicely framed by a low level hedge and planted shrubs and bushes to the front of the property. A pathway divides an area laid to lawn, leading to the main entrance.

Skylark Grove is a beautiful cul-de-sac that lies adjacent to the neighboring countryside, set in this modern development that is Chestnut Park. Proven to be extremely popular, with its convenient location to all of Yatton's amenities, including the recently opened Chestnut Park Primary School, mainline railway station, shopping precinct, and Somerset countryside.







Impressive double fronted family home with views over Yatton'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.



Up your street...

Glorious countryside walks across Cadbury Hill and the Strawberry Line

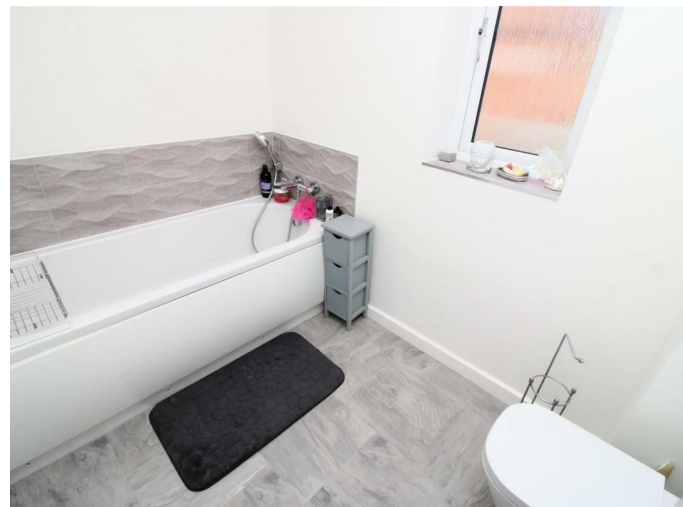
Level access to Yatton's village centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

St Mary's village church

Yatton's mainline railway station

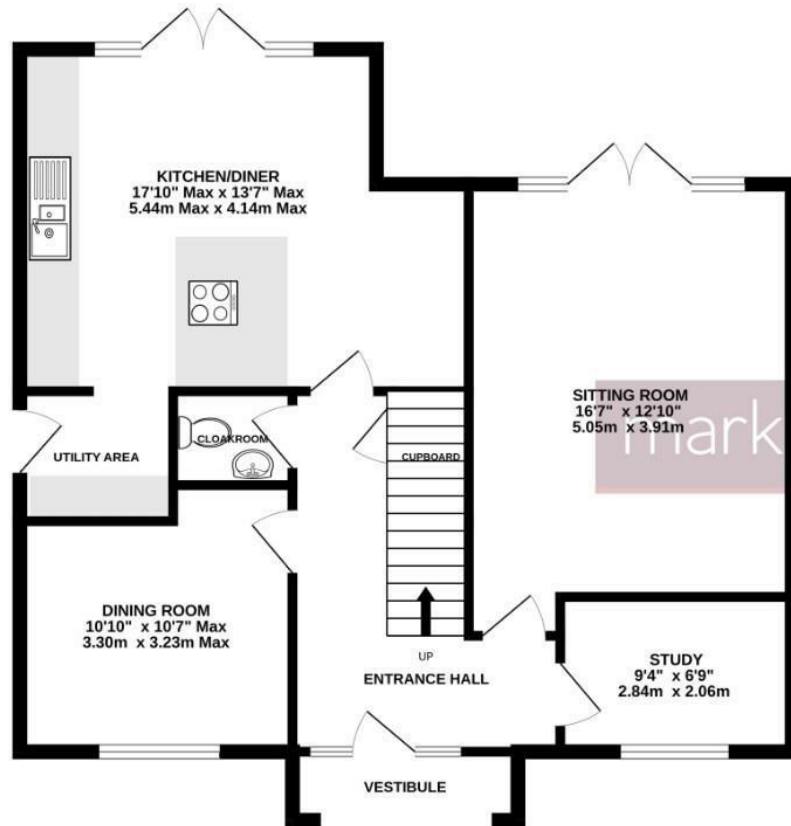


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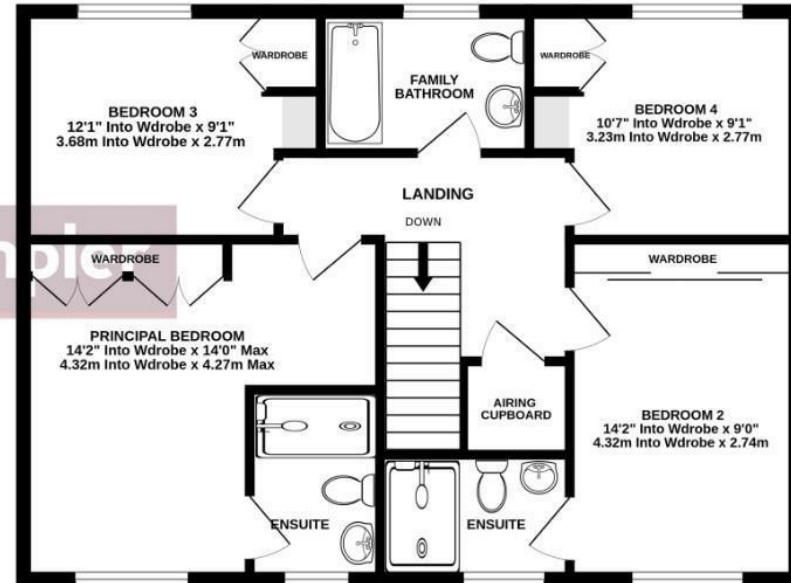




GROUND FLOOR
794 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 1487 sq.ft. (138.1 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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