

5 Village Mews 26 High Street Yatton BS49 4JA

£235,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE

Mews House



HOW BIG

643.00 sq ft



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Hardwood double glazing and gas fired central heating



PARKING

Off street



OUTSIDE SPACE

Front



EPC RATING

E



COUNCIL TAX BAND

A

This charming 'Mews' home is delightfully located in a small individual development of only five properties - Village Mews is situated within the former village school, believed to date back to mid 1800s. The light and airy accommodation is immaculately presented boasting a range of features including full height window and vaulted ceiling. The well designed layout enables the use of single floor living with open plan lounge kitchen diner, bedroom one and bathroom all to the ground floor. The first floor boasts the second bedroom that enjoys a mezzanine styling. The property is nicely set back from the road and benefits from off street parking.

Village Mews is located on Yatton's High Street and is only a short walk from the wide range of available facilities, including its vibrant array of shops, cafes, cosy public houses and other amenities. Ideal for those who wish to benefit from Yatton's mainline railway station, being just a short walk away with easy access to Bristol city centre via A370 or the M5 via junction 20 at Clevedon or junction 21 at Weston super Mare.



## Charming mews house on Yatton's High Street

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### 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 Marys village church
- Yatton's mainline railway station



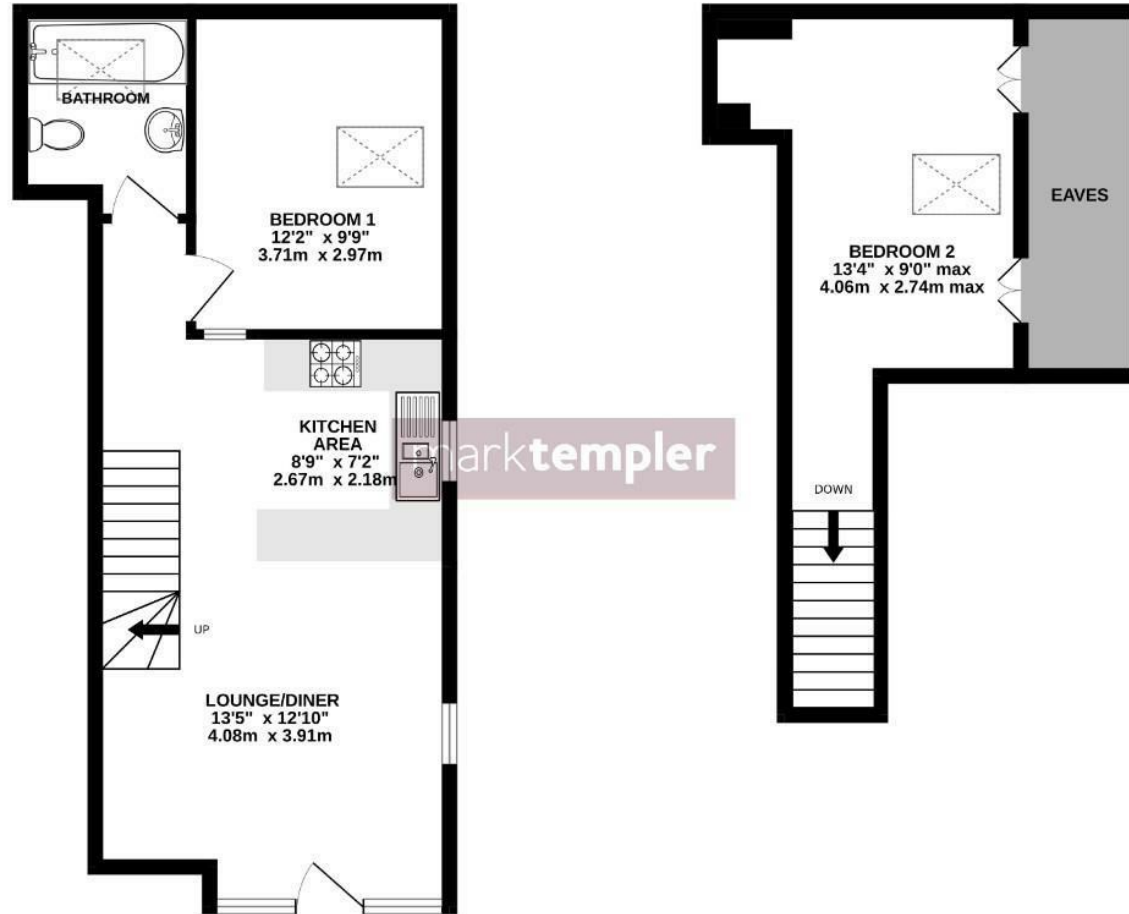
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GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.

1ST FLOOR  
179 sq.ft. (16.6 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.8 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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