

17 Gregory Mead Yatton BS49 4QJ

£450,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Detached house



HOW BIG  
1062 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
2



BATHROOMS  
2



WARMTH  
uPVC double glazing and gas  
central heating



PARKING  
Off street and garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
E



COUNCIL TAX BAND  
E



A truly delightful, four-bedroom family home situated within a sought-after cul-de-sac on the Northern fringes of Yatton village, and offered to the market with no onward chain. This superb four-bedroom detached house enjoys a light and airy layout throughout, and offers well-balanced accommodation that is traditionally set out over two floors. The property is accessed via the entrance hallway with WC, the sitting room is situated to the front and flows beautifully into the dining area that boasts sliding doors, offering access to the rear garden. The kitchen is also situated to the rear and offers the added benefit of a separate utility area. The first floor enjoys four bedrooms and a family bathroom, the principal bedroom benefits from en-suite facilities.

The rear garden has been beautifully tended, laid mainly to lawn with an area set to wooden decking, this fantastic outside space provides a surprising amount of privacy. The lawn is bordered by a wonderful array of mature, well-tended shrubs and bushes, providing a peaceful and tranquil ambience. The front is low maintenance, being laid to stone and a low-level hedge, with off-street parking and a garage to the side of the property.

Gregory Mead is a quiet and peaceful cul de sac, that is only a short walk from the village precinct and amenities, including the village railway station connecting to both London and the West Country. The local primary school is only a short walk away and the highly popular secondary school can be found in the nearby village of Backwell.



## QUIET CUL DE SAC ON THE NORTHERN FRINGE OF YATTON



### 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

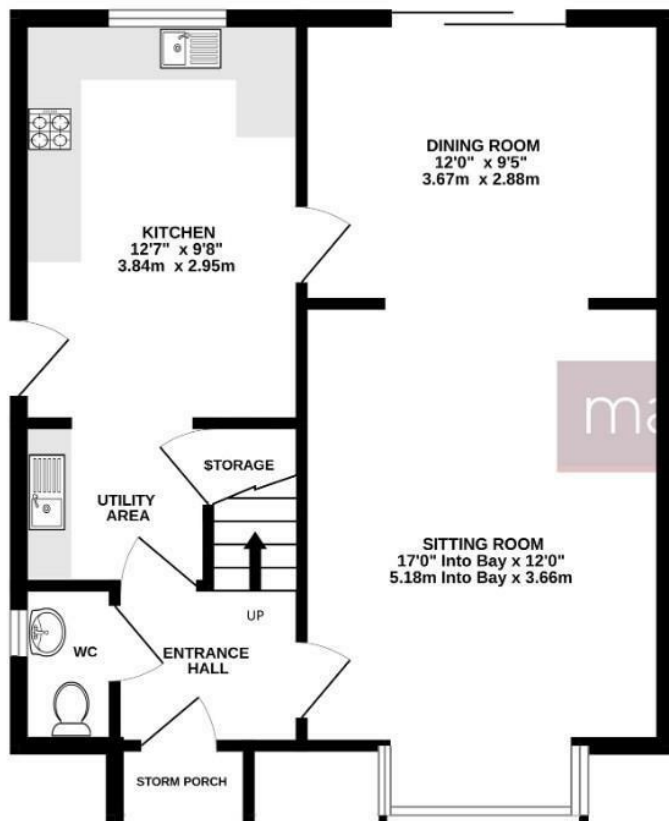


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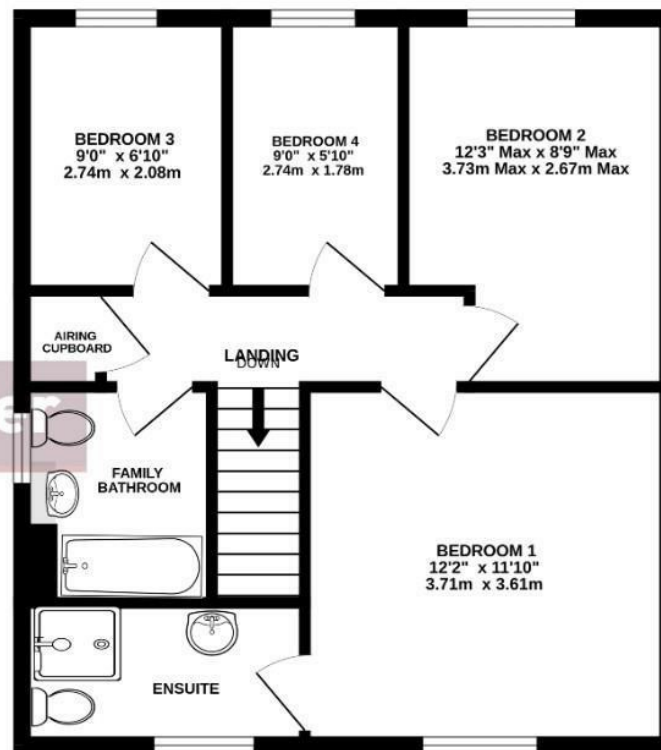




GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 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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