

28 Myrtle Gardens Yatton BS49 4BA

£305,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Semi-detached house



HOW BIG  
954 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
2



BATHROOMS  
1



WARMTH  
uPVC double glazing and gas central heating



PARKING  
Off street and garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
D



COUNCIL TAX BAND  
C



An opportunity to purchase a wonderful three bedroom semi-detached home, right in the heart of Yatton village, within the sought after Myrtle Gardens. This fantastic property has been recently decorated and fresh carpets fitted to a number of areas, in preparation for its introduction to the market. The accommodation benefits from a modern layout with spacious lounge diner, kitchen and conservatory all to the ground floor. Upstairs boasts three bedrooms and modern bathroom.

Outside the property enjoys an enclosed rear garden that is mainly laid to lawn with a mature apple tree taking centre stage. A patio seating area is accessed from the conservatory, making it an ideal space to host a summer bbq and entertain, with handy access to the garage also. The front is laid to lawn, bordered by mature shrubs and hedge row, that provides privacy. A pathway leads you to the main entrance with the driveway adjacent, providing off street parking and leads you to the single garage.

Myrtle Gardens is a highly sought after and regarded cul de sac, situated in a prime village location, just a short walk from all of Yatton's amenities including, the shopping precinct, mainline railway station and village primary school. Yatton is also within the catchment area of Backwell Secondary School and Sixth Form. Commuters have easy access to both Bristol City Centre and Weston Super Mare by road and rail, plus to the M5 via junction 20 at Clevedon.





## THREE BEDROOM HOME IN THE HEART OF 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 £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

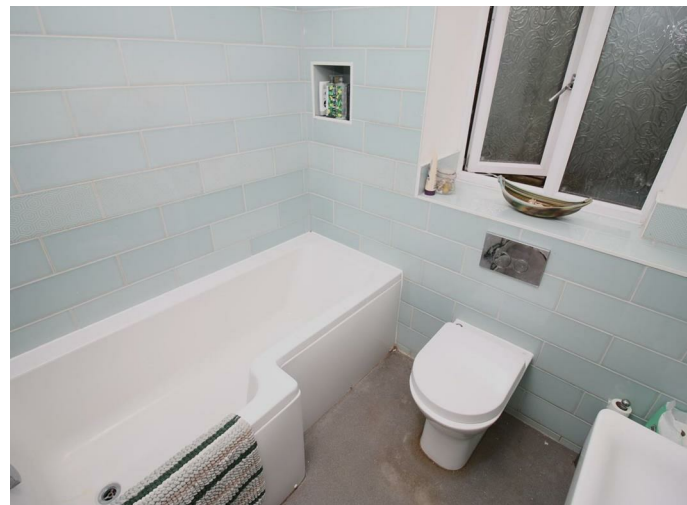
Level access to Yatton's village centre

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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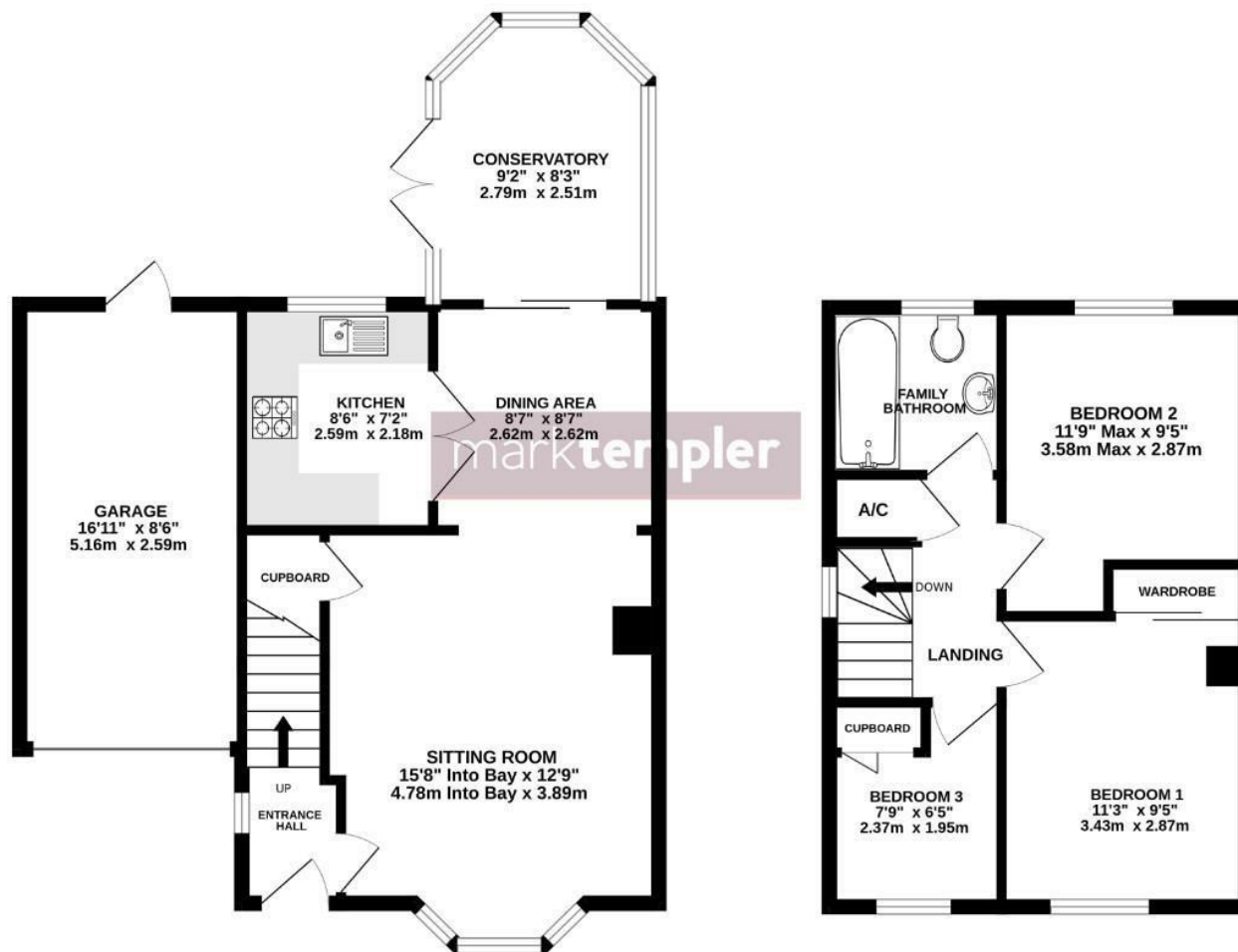






GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 954 sq.ft. (88.6 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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