

4 Grassmere Road Yatton BS49 4DD

£330,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Detached bungalow



HOW BIG  
690.00 sq ft



BEDROOMS  
2



RECEPTION ROOMS  
2



BATHROOMS  
1



WARMTH  
Double glazing and gas fired  
central heating



PARKING  
Off street and garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
E



COUNCIL TAX BAND  
D



Detached bungalow offering great potential, situated on a substantial plot - A fantastic opportunity set in the heart of the popular village of Yatton, a spacious two bedroom detached home that is situated in sought after location within the village. This loved property that would benefit from modernisation throughout, is set in a large plot creating an ideal opportunity not to be missed, as it provides numerous options to extend, subject to planning permissions and is offered to the market with no onward chain. The light and airy accommodation comprises; large and welcoming entrance hall, sitting room, kitchen breakfast room, bathroom with separate w/c and two double bedrooms.

Situated within a generous plot and enjoying gardens to both the front and rear, including a lovely front garden, once a manicured showpiece with a beautiful variety of colourful flower borders. The generous rear garden is an ideal blank canvass, having historically been used as an allotment, offering a private level landscape. Off street parking is offered to the side of the property with tandem parking for a couple of vehicles plus the single garage.

Ideally located with level access to all of Yatton's amenities including the High Street, Railway Station and Doctor's Surgery. This delightful bungalow is sure to attract a wide variety of interest, book your viewing early to avoid disappointment.



## Level access to Yatton Village

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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...

- Glorious countryside walks across Cadbury Hill and the Strawberry Line
- Level access to Yatton's village center
- Yatton's sought after primary schools
- Cadbury House leisure club with celebrity chef restaurant
- St Marys village church
- Yatton's mainline railway station

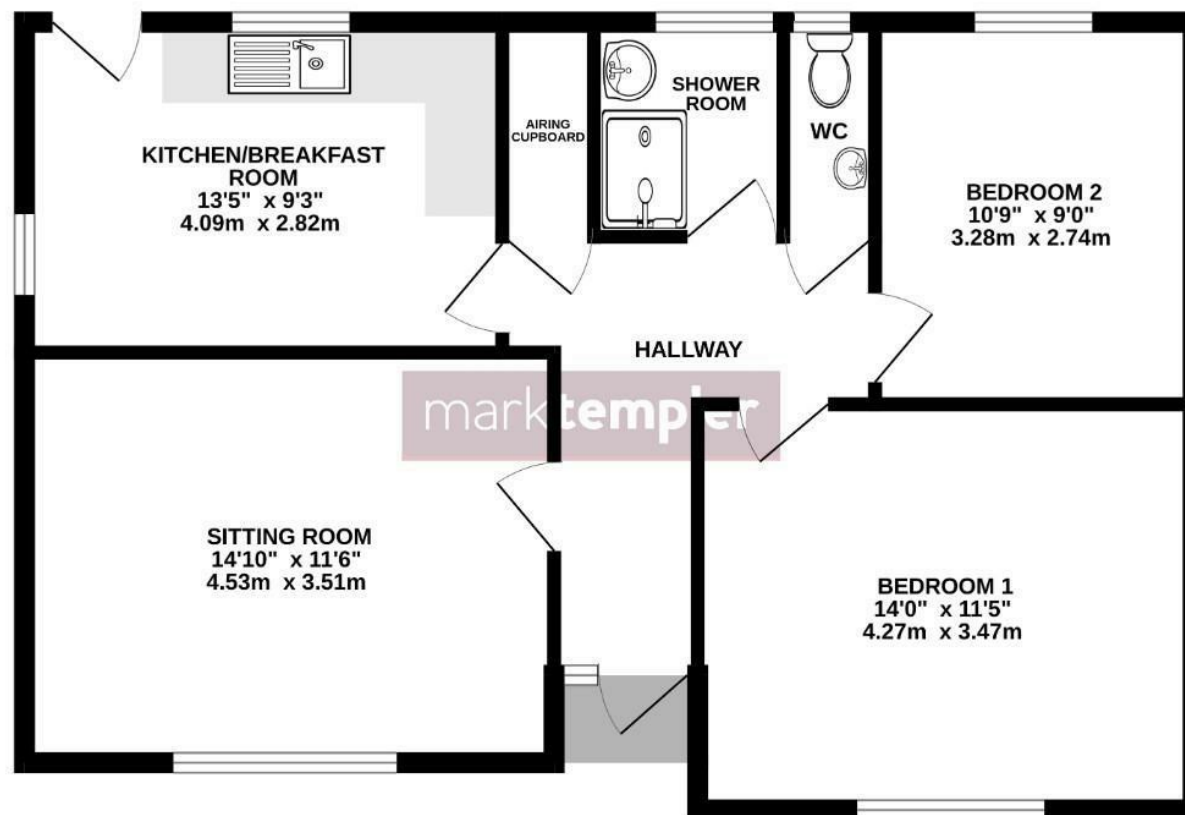


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GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 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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