

19 Fox Avenue Yatton BS49 4GJ

£525,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
Detached house



HOW BIG  
1406.00 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
3



BATHROOMS  
2



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

Nearly new family home situated within the popular Eaton Park development, situated at the North end of Yatton - Built to The Clifton design by Curo Homes in 2021, this superb property delivers stylish, modern, open-plan living along with the practicality of four double bedrooms, additional study and offered to the market with no onward chain. Built traditionally over two floors and presented in beautiful order throughout with many upgraded features added by the current vendor, the light and airy accommodation comprises:- entrance hall, private sitting room to the front along with a study, while the generously sized kitchen diner/family room spans the rear of the property and opens onto the rear garden via bi-folding doors, a wc completes the ground floor. To the first floor, you will find four double bedrooms and family bathroom. The principal bedroom providing en-suite facilities.

Outside, the rear garden is enclosed and mainly laid to lawn which is bordered on two sides by planted beds. A patio seating area is accessed via bi-folding doors from the kitchen diner/family room making it very social space and an ideal spot to entertain. The front enjoys an open feel thanks to the green area, a pathway leads to the main entrance flanked on both sides by planted beds that contain an array of shrubs. To the side of the property is a driveway that provides tandem off street parking for two vehicles and leads to the garage.

This newly built development that is Eaton Park, has proven to be extremely popular, with its convenient location to all of Yatton's amenities including the mainline railway station, junior schools and Somerset countryside. This fantastic family home benefits from an exceptional quality of finish, and is sure to attract a high level of interest.







## Beautifully presented family home in the popular Eaton Park development



### 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

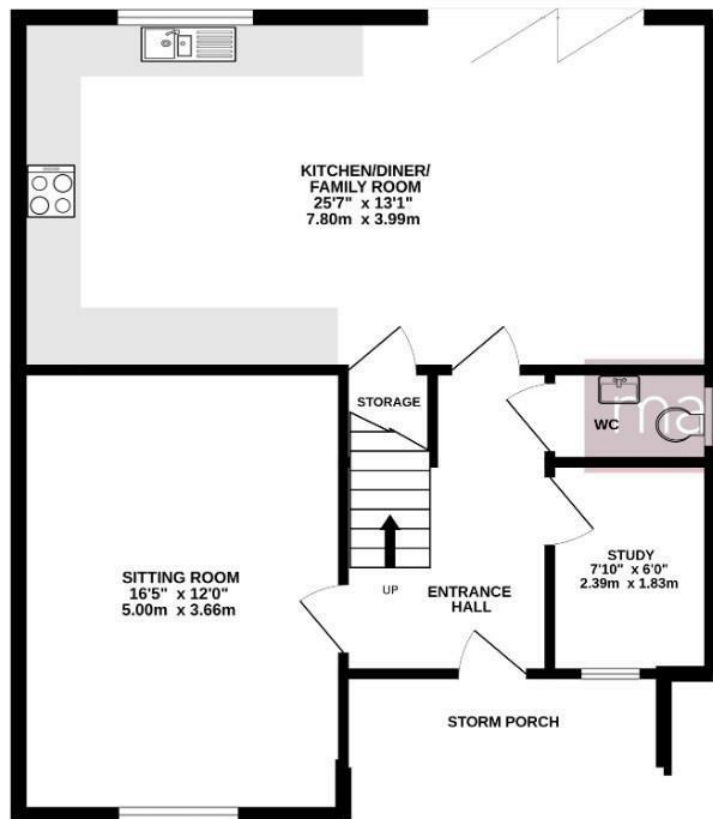


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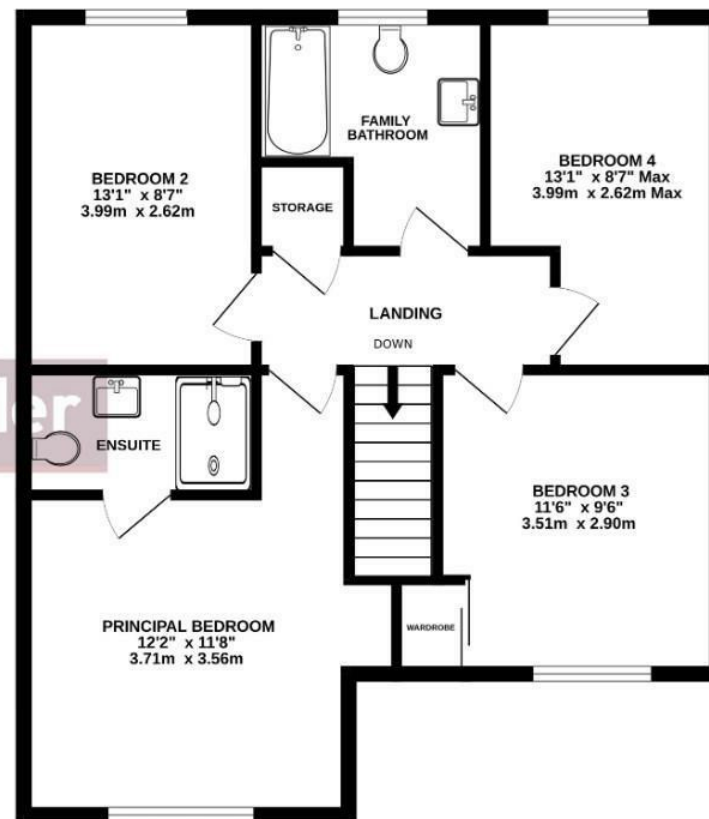




GROUND FLOOR  
724 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR  
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 1406 sq.ft. (130.6 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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