

105 Hawthorn Crescent Yatton BS49 4RG

£475,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
1519.80 sq ft



BEDROOMS
4



RECEPTION ROOMS
3



BATHROOMS
2



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street and double
garage



OUTSIDE SPACE
Front and rear



EPC RATING
B



COUNCIL TAX BAND
E

It is rare to find a family home presented to this exceptional high standard with no onward chain - This delightful detached four bedroom property is situated within a quiet sought after cul de sac in Yatton's North End and enjoys solar panels generating 'free' electricity. This house benefits from a traditional layout over two floors and is accessed via the spacious entrance hall with private bay fronted sitting room, recently refitted modern kitchen dining room and separate utility. Further ground floor accommodation includes conservatory overlooking the rear garden and wc. Upstairs boasts four bedrooms, principal with en suite bathroom, and family bathroom.

Outside the property enjoys gardens to both the front and rear. The rear is an enclosed private garden that is laid to lawn, natural stone patio and deck with a range of mature shrub borders and the added benefit of side access. The front provides off street parking for three vehicles plus single garage.

Hawthorn Crescent is a highly regarded cul de sac that is situated within Yatton's popular North End, developed in the mid 1990's. Ideally located for those who need easy access to Yatton's mainline railway station providing a stress free commute into Bristol City Centre and only a short drive from the M5 at Clevedon. The village centre is just a short distance with its excellent array of shops, schools, amenities and village church.







Beautifully presented family home in Yatton's North End



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

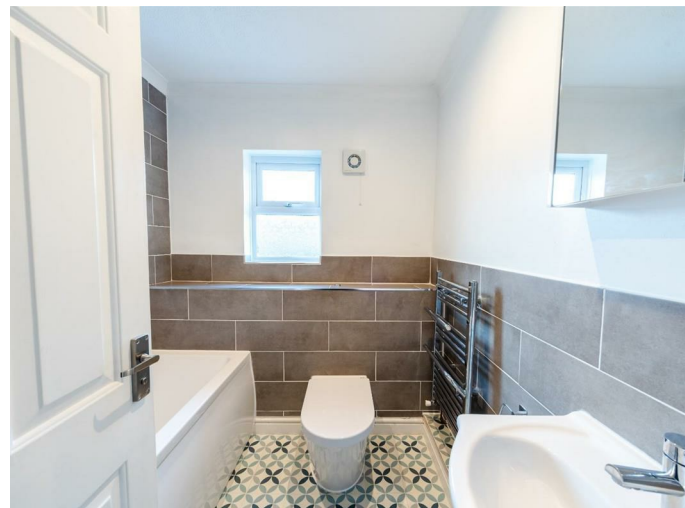
Level access to Yatton's village centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

St Mary's village church

Yatton's mainline railway station



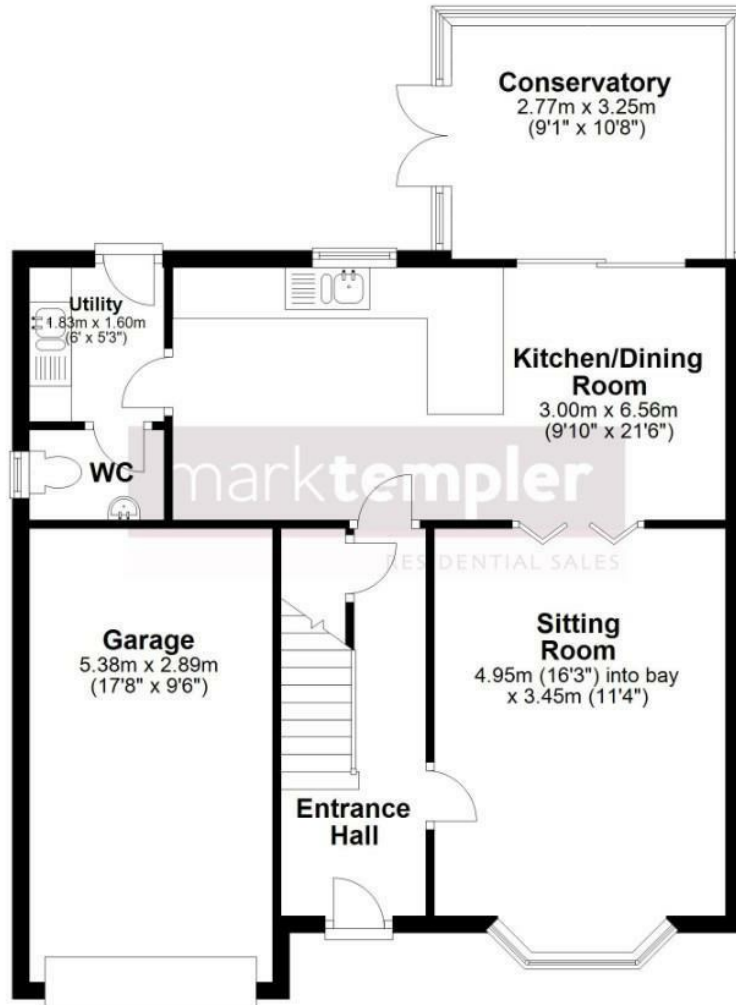
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Ground Floor

Approx. 75.4 sq. metres (811.5 sq. feet)



First Floor

Approx. 65.8 sq. metres (708.4 sq. feet)



Total area: approx. 141.2 sq. metres (1519.8 sq. feet)

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. Plan produced using PlanUp.