

13A Ashleigh Road Yatton BS49 4DE

£475,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
1917.50 sq ft



BEDROOMS
4



RECEPTION ROOMS
3



BATHROOMS
3



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street and garage



OUTSIDE SPACE
Front, rear and side



EPC RATING
B



COUNCIL TAX BAND
E

Four-bedroom detached home offering deceptively large living accommodation, situated in the heart of Yatton village and offered to the market with no onward chain. - This wonderful energy-efficient family home was individually built in the 1980's to provide a property that not only offers great living space but to be also of a flexible layout to provide the option of single-floor living should you so wish. Presented in beautiful order throughout, the accommodation on offer comprises of :- Spacious entrance hall, sitting room that opens onto the rear garden, kitchen with separate utility room, dining room that could also be used as a fifth bedroom or playroom, conservatory and a bathroom all to the ground floor. The feeling of space continues upstairs with the first floor offering four bedrooms, one with en-suite facilities and a further family bathroom.

Outside, the rear garden is enclosed by a stone wall and enjoys a surprising amount of privacy from neighboring homes. Laid to a mixture of lawn and patio seating areas, bordered by planted beds containing a variety of shrubs and bushes. To the side, an additional area is laid to slate chippings, enclosed by a mixture of stone wall and hedging that provides an additional quiet spot away from it all to relax and unwind. To the front, a pathway leads to the main entrance, flanked by planted beds containing many species of shrubs and bushes. The driveway is laid to block paving, providing off street parking and leads to the garage.

Ashleigh Road is a short level walk to all the amenities Yatton has to offer with its range of shops, hairdressers, bakers, as well as being on a level to the main line railway station offering direct links to Bristol, Bath, London and the West Country.







Substantial family home, beautifully presented in the heart 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...

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



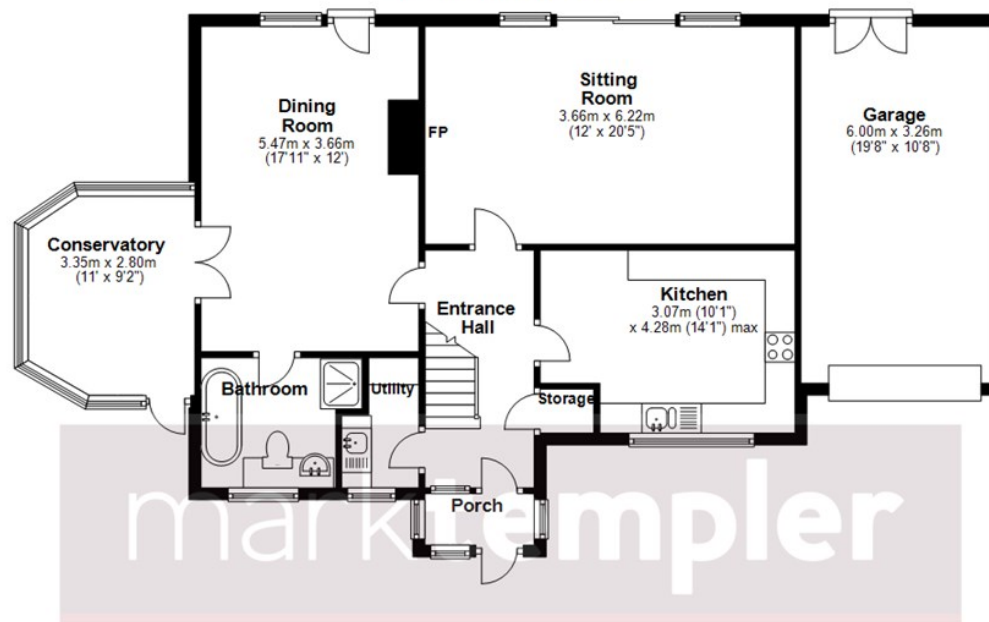
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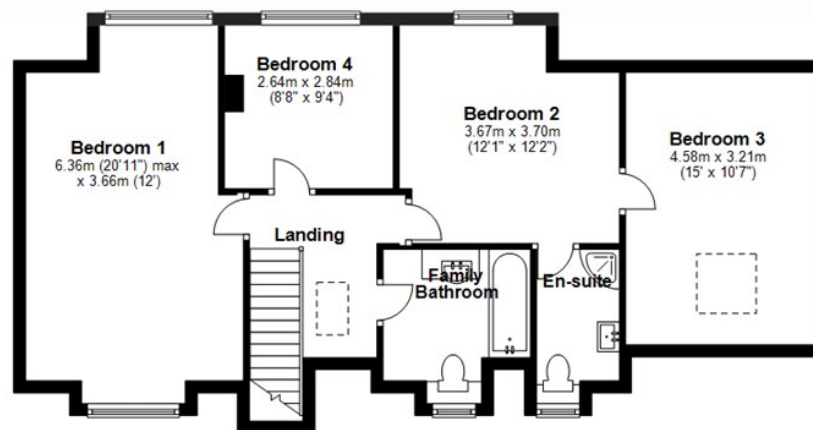
Ground Floor

Approx. 104.5 sq. metres (1124.9 sq. feet)



First Floor

Approx. 73.6 sq. metres (792.7 sq. feet)



Total area: approx. 178.1 sq. metres (1917.5 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.