

20 Strawberry Drive Yatton BS49 4GA

£359,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Semi-detached town house



HOW BIG
1172.80 sq ft



BEDROOMS
3/4



RECEPTION ROOMS
1/2



BATHROOMS
3



WARMTH
uPVC double glazing and gas fired central heating



PARKING
Off street



OUTSIDE SPACE
Rear



EPC RATING
B

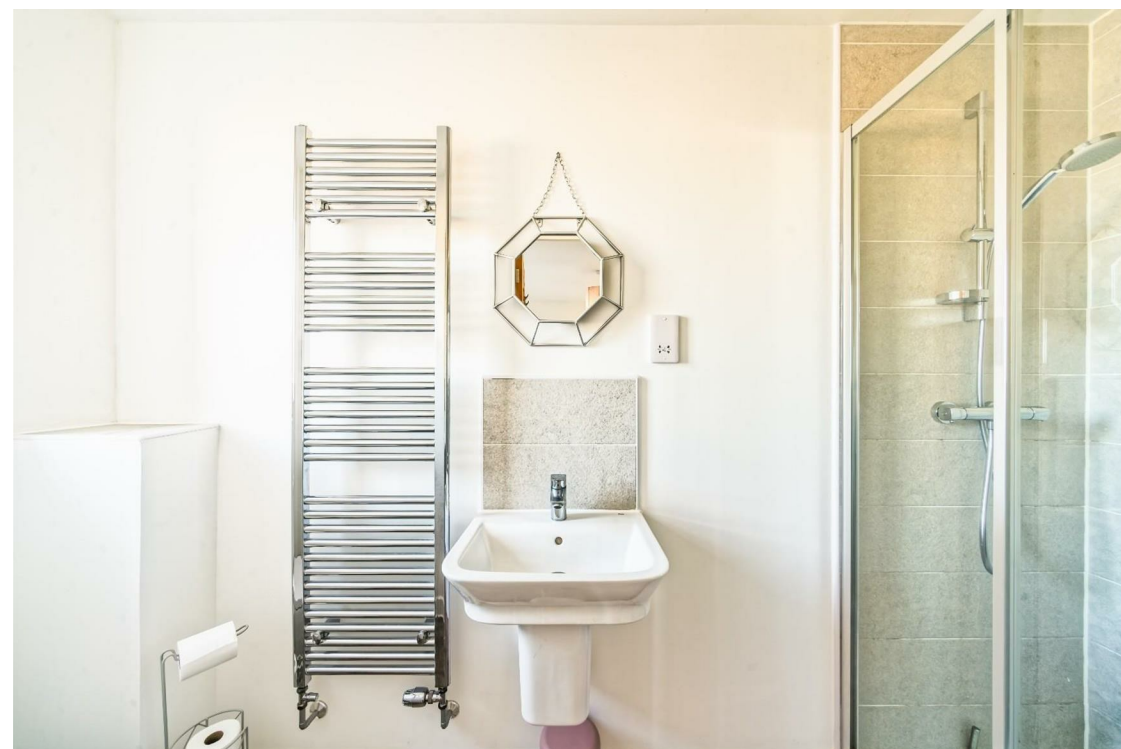


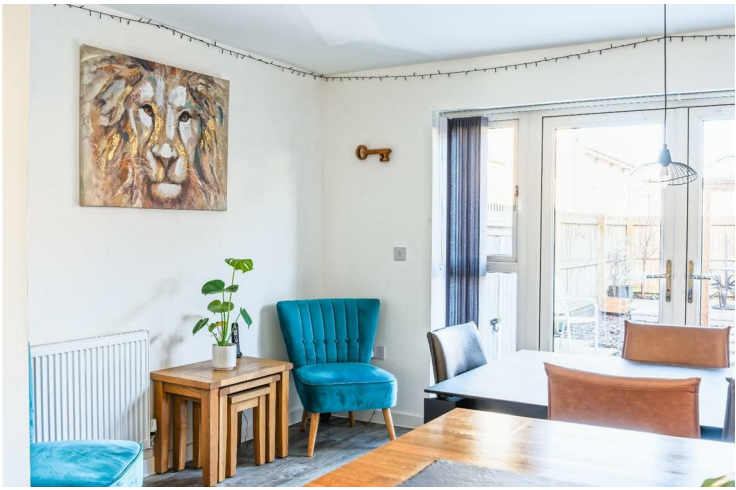
COUNCIL TAX BAND
D

Delightful modern three/four bedroom family home, situated within highly regarded modern development in the heart of Yatton with no onward chain – This immaculately presented semi detached town house constructed by the prestigious local builder, Woodstock Homes in 2020, Strawberry Drive is a sought after small development conveniently located for easy access to all of Yatton's amenities. Offering versatile accommodation, laid out over three floors with the ground floor enjoying a spacious open plan lounge kitchen diner with a high quality fitted kitchen that boasts a range of integral appliances and a central island and wc. The first floor benefits from the principal bedroom with ensuite, additional lounge with the potential to be used as a fourth bedroom and family bathroom. The top floor boasts two further double bedrooms and a family shower room.

Outside you enjoy a beautiful rear garden, cleverly landscaped by the current owners with a generous porcelain patio area leading from the property's main living area and raised composite deck to the rear of the garden. These are ideal seating areas to enjoy the summer sun. Areas are also laid to decorative plum slate and raised planted borders. The front is mainly laid to block paving, providing off street parking for two vehicles.

Strawberry Drive 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.







Immaculately presented town house in central 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

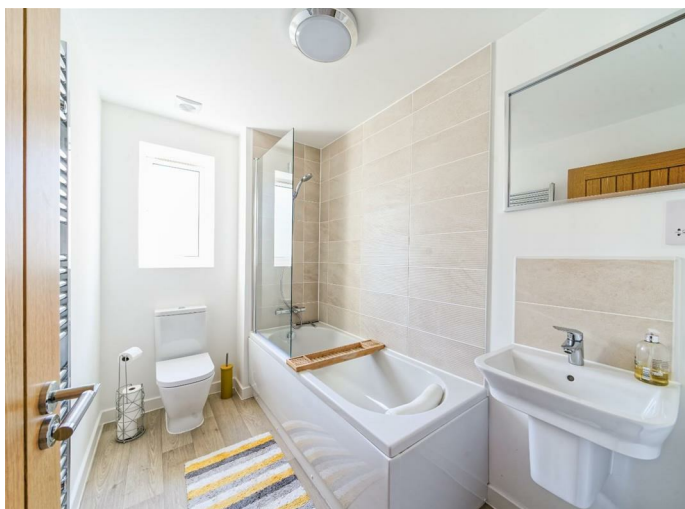
Level access to Yatton's village centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

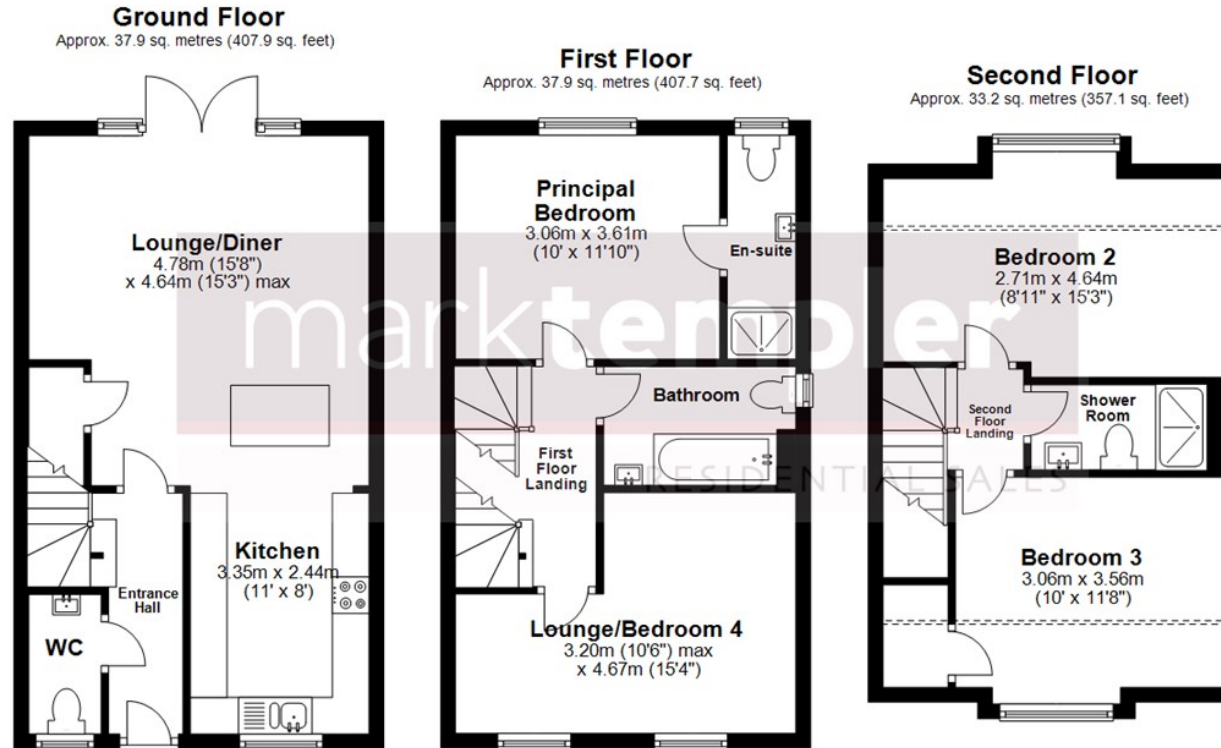
St Mary's village church

Yatton's mainline railway station



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Total area: approx. 109.0 sq. metres (1172.8 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.