

51 Moorhen Road Yatton BS49 4FP











£450,000

marktempler

RESIDENTIAL SALES





 PROPERTY TYPE Detached house	 HOW BIG 1249 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

Beautifully presented executive home situated within Chestnut Park at the North End of Yatton Village - This wonderful four-bedroom family home, built to the "Malam" design by Bloor Homes in 2017 offers well-designed and well-executed accommodation that is ideal for modern living. The property benefits from a very high standard of finish including an upgraded kitchen that has been installed by the current owners, along with light and airy accommodation, thanks to the dual aspect a number of rooms benefit from. In brief, the accommodation on offer comprises :- welcoming entrance hall, kitchen diner, sitting room with a feature box bay window, separate home office/playroom, utility area, and cloakroom all to the ground floor. The first floor offers four bedrooms along with a four-piece family bathroom. The principal bedroom offers the benefit of en-suite facilities.

Outside you have a South facing, enclosed rear garden mainly laid to lawn with two patio seating areas that provide a variety of places to enjoy the sunny aspect that it boasts. The front is enclosed by a post and chain fence with decorative chippings to either side of a path that leads to the main entrance. There is also off street tandem parking for two vehicles, as well as a detached garage that has been partially converted to create a garden room.

Situated within Chestnut Park, a highly regarded modern development within Yatton's North End. Providing convenient access to the wide variety of amenities including Yatton's mainline railway station, local shopping precinct and recently opened Chestnut Park primary school.







BEAUTIFUL EXECUTIVE HOME IN YATTON'S CHESTNUT 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...

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

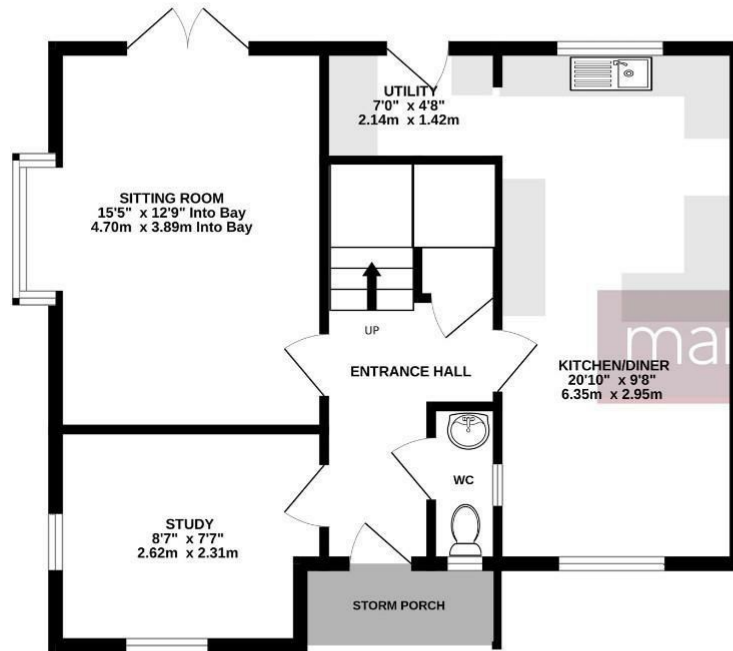


For the latest properties and local news follow
marktempler residential sales, Yatton on:

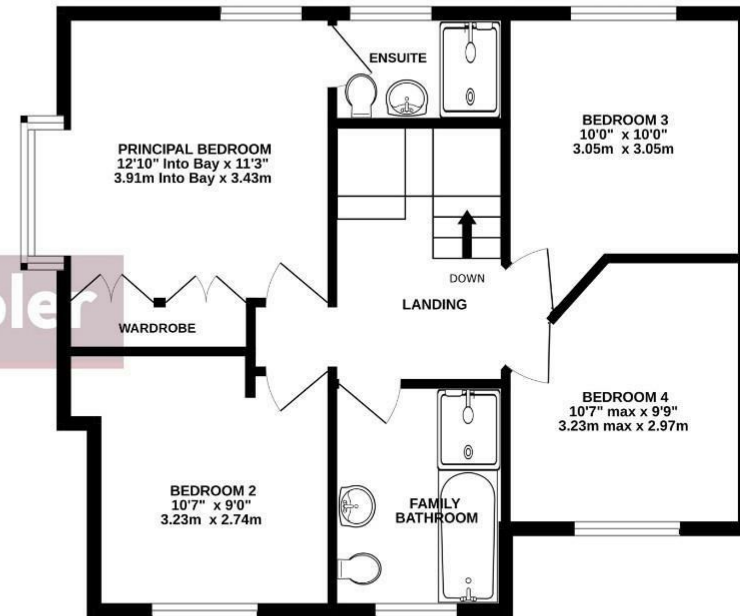




GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1249 sq.ft. (116.0 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.
Made with Metropix ©2023