

40a Henley Park Yatton BS49 4JJ

£279,995

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
782.20 sq ft



BEDROOMS
3



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
uPVC double glazing and gas
central heating



PARKING
Off street



OUTSIDE SPACE
Front and rear



EPC RATING
B



COUNCIL TAX BAND
D

If you are looking for a modern home with practical living space and a property in an extremely convenient, yet peaceful location then this could be the property for you - This three-bedroom detached house offers fantastic value for money and is offered to the market with no onward chain. Set out traditionally over two floors, in brief the property comprises of entrance hall, private sitting room to the front, kitchen/diner to the rear that opens out onto the rear garden, and WC all to the ground floor. On the first floor, you will find three bedrooms and a family bathroom. The principal bedroom offers the convenience of en-suite facilities.

Outside, the rear garden is enclosed and laid mainly to lawn with a secure gate providing access to the front. To the front, a gravel driveway provides off-street parking for two vehicles with a paved ramp providing access to the main entrance.

Henley Park is exceptionally located, providing you with the ideal balance of the convenience of Yatton's amenities in one direction, and easy access to countryside in the other. Ideally located for easy access to the village centre, which provides a range of shops, and is an excellent commuter base to Bristol City Centre, the West Country and London via Yatton's mainline railway station.



Modern, detached family home, offering fantastic value



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 center
- Yatton's sought after primary schools
- Cadbury House leisure club with celebrity chef restaurant
- St Marys village church
- Yatton's mainline railway station



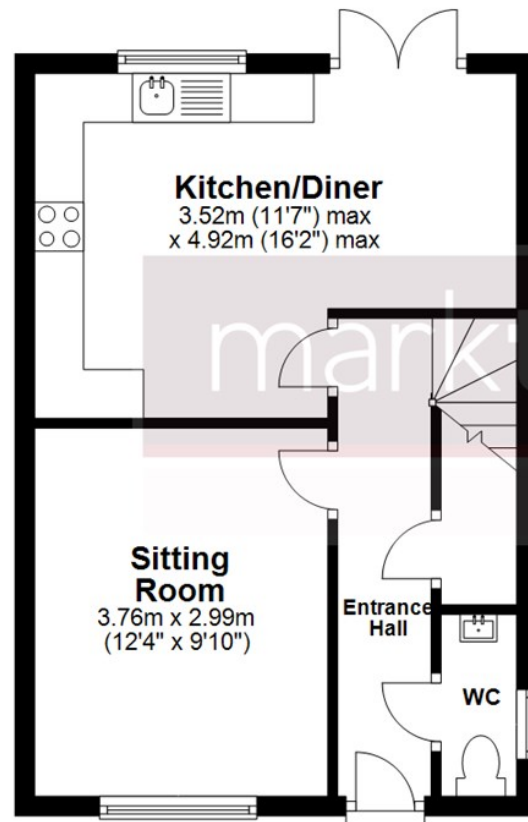
For the latest properties and local news follow marktempler residential sales, Yatton on:





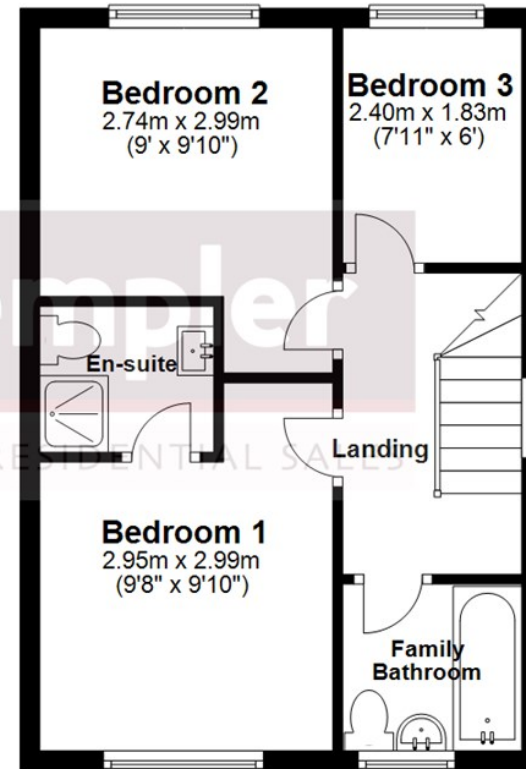
Ground Floor

Approx. 36.3 sq. metres (391.1 sq. feet)



First Floor

Approx. 36.3 sq. metres (391.1 sq. feet)



Total area: approx. 72.7 sq. metres (782.2 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.