

6 Brunel Way Yatton BS49 4RH

£259,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

End of Terrace



HOW BIG

691.30 sq ft



BEDROOMS

2



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

uPVC double glazing and gas fired central heating



PARKING

Off street



OUTSIDE SPACE

Front and rear



EPC RATING

C



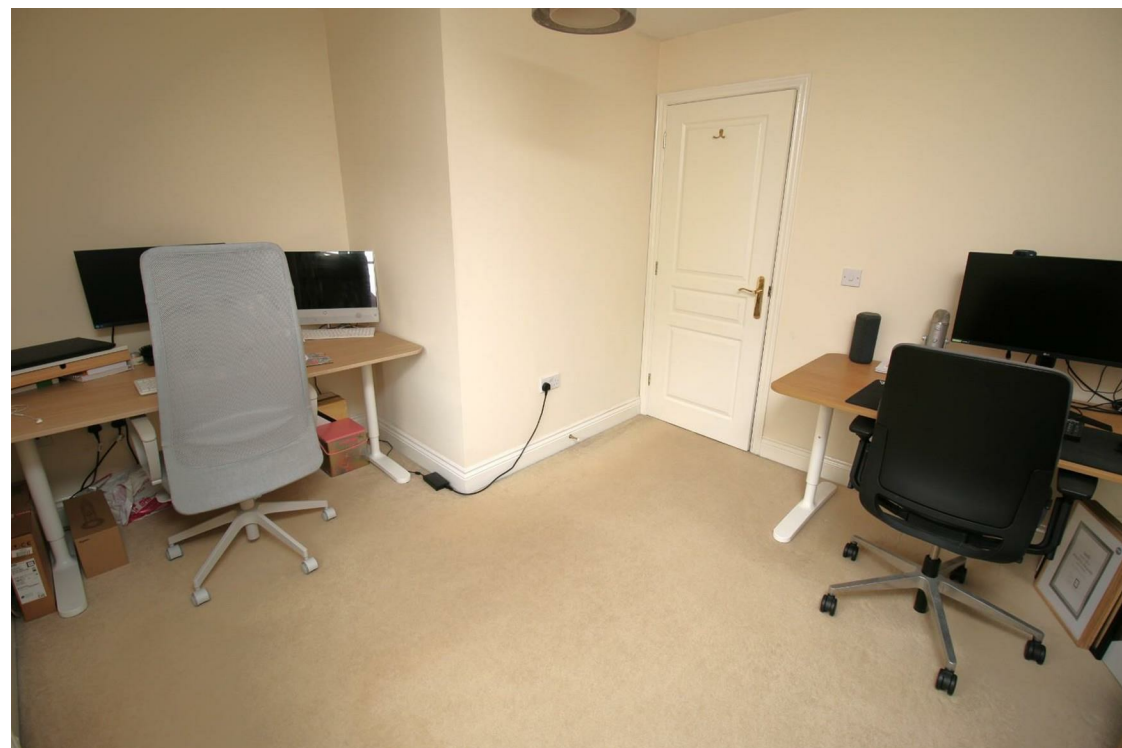
COUNCIL TAX BAND

B

A well-designed two-bedroom end terrace home situated on the northern fringe of Yatton village - A wonderfully presented two double bedroom end of terrace home situated in a delightful cul de sac position, an opportunity for first-time buyers and investors alike. The accommodation on offer is well-appointed, light, airy, and comprises of entrance hall, cloakroom, sitting room, and kitchen diner that opens onto the rear garden, making this the hub of the home and an ideal space for socialising and entertaining, all to the ground floor. Upstairs benefits from two well proportioned double bedrooms along with the family bathroom and completes the internal accommodation on offer.

Outside, the private rear garden is enclosed, laid to patio and a decked seating area with borders of slate chippings, a low maintenance space to enjoy and get away from it all. A gate to the side provides convenient access to the off-street parking to the rear of the property, and also to the front, where a pathway leads to the main entrance, flanked on both sides by decorative stone and a mixture of planted shrubs.

Brunel Way is a modern cul de sac, a short walk away from the mainline railway station, offering direct links to Bristol, Bath, London, and the West Country. The centre of the village is within easy reach, offering a range of shops, hairdressers, pharmacy, post office, school, and bakery.



Well presented modern two bedroom house, in the village 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 center
- Yatton's sought after primary schools
- Cadbury House leisure club with celebrity chef restaurant
- St Marys village church
- Yatton's mainline railway station



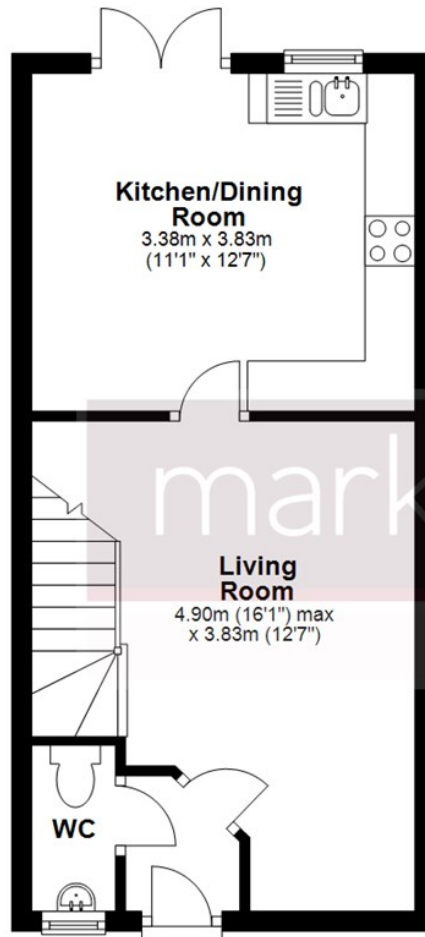
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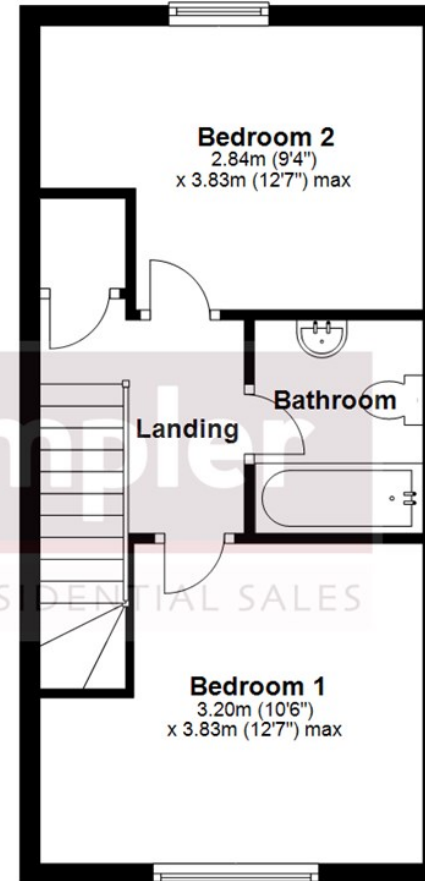
Ground Floor

Approx. 32.1 sq. metres (345.7 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.7 sq. feet)



Total area: approx. 64.2 sq. metres (691.3 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.