

Church View The Causeway Yatton BS49 4HL

£485,000

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RESIDENTIAL SALES



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RESIDENTIAL SALES
for sale
01934 833253
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CHURCH VIEW
COTTAGE



PROPERTY TYPE
Detached cottage



HOW BIG
1015 sq ft



BEDROOMS
3



RECEPTION ROOMS
3



BATHROOMS
2



WARMTH
uPVC double glazing and gas
central heating



PARKING
Off street



OUTSIDE SPACE
Front, side and rear



EPC RATING
E



COUNCIL TAX BAND
D

Rare opportunity to acquire a quintessential "chocolate box" cottage in the heart of Yatton village - Church View is a beautiful, stone built, 3 bedroom detached cottage that is situated adjacent to Glebelands Wildlife Garden & village green, whilst affording views of the picturesque St Mary's Church. This wonderful property is full of charm and has been sympathetically extended to the rear, to create a more practical living space, making this cottage a true family home to cherish. To the front of the property, you have two delightful reception rooms that look out towards the church, one featuring a stone fireplace with inset log burner. To the rear of the ground floor, you will find a well appointed kitchen breakfast room with a range of Neff & Bosch appliances and a separate utility area and shower room. Upstairs has 3 well proportioned bedrooms and a newly fitted family bathroom.

Outside, the garden encompasses the cottage on two sides and has been beautifully and lovingly tended. A mixture of natural stone walls and evergreen hedges enclose this pretty space, that is mainly laid to lawn with planted borders that are edged with natural stone to match. A patio seating area to the rear is an ideal entertaining space when the sun is shining. Parking for two vehicles is to the front of the property, with a natural flagstone driveway enclosed by low level picket style fencing & gates, a flagstone pathway leads to the main entrance & storm porch.

Church View can be found in the heart of Yatton village, literally only yards from the shops, village green, historic church, village hall and the highly acclaimed Yatton primary school within the village centre. The village also boasts a variety of further amenities including doctors' surgery, dentist and Cadbury House spa & country club. For those looking to commute, the mainline railway station connects Bristol, Bath, London and the West Country, & the M5 connects at the nearby junctions of Clevedon & Weston Super Mare.



Quintessential "Chocolate Box" cottage in the heart of Yatton Village



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

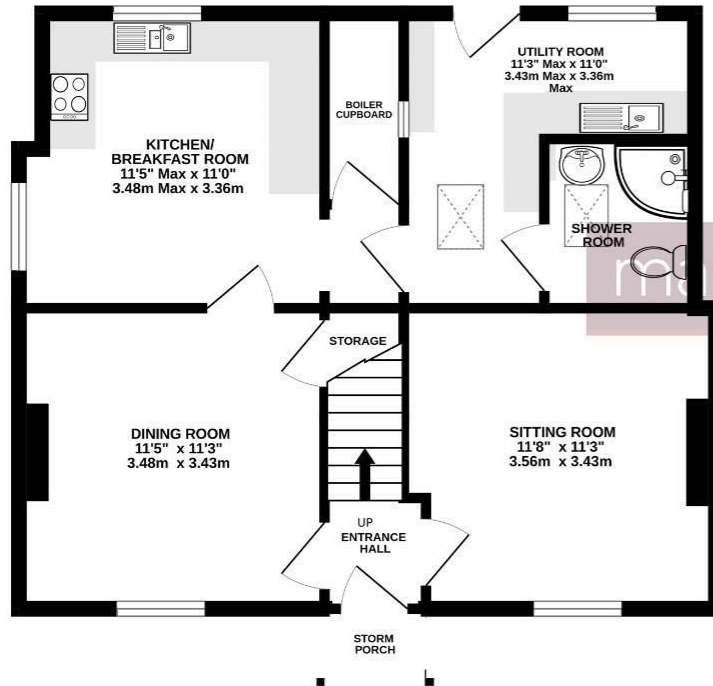


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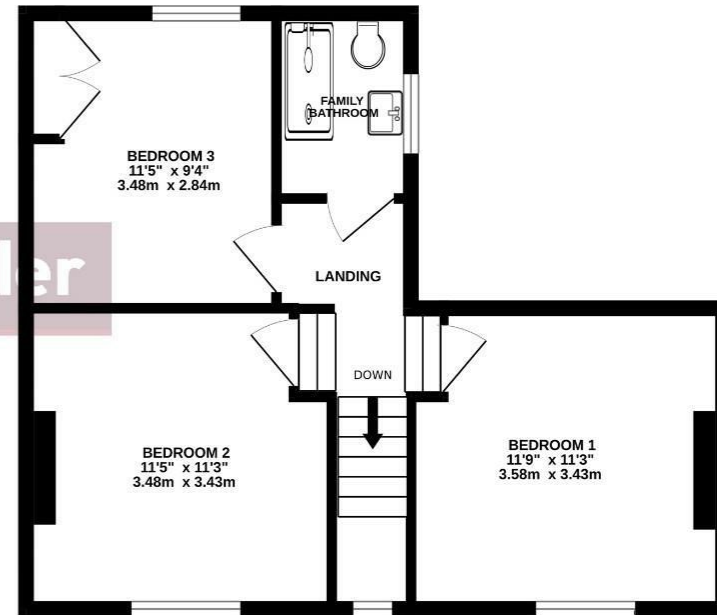




GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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.
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