

6 Lodge Close Yatton BS49 4DX

£465,000

marktemppler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
1422.10 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
C



COUNCIL TAX BAND
E

Spacious four-bedroom family home, centrally situated within a quiet cul-de-sac in the village of Yatton. - This well-presented property offers extended living accommodation, creating three well-proportioned reception rooms as well as additional bedroom space on the first floor. On entering, the porch opens into a spacious reception room that offers a multitude of uses and opens into the inner hallway with WC off. The sitting room is situated to the front of the property and opens into the hub of the home via double doors, an impressive kitchen/diner/family room with a separate utility room that both open onto the rear garden. The first floor offers four bedrooms along with a family bathroom, the principal bedroom is particularly spacious and offers the convenience of en-suite facilities.

Outside, the beautifully tended rear garden is enclosed and boasts a south-facing aspect, perfect for the summer sun and warm evenings. This social area is accessed from the kitchen/diner and offers a patio seating area to unwind along with an area laid to lawn, bordered by planted beds containing an array of shrubs and flowers, along with a pond to attract local wildlife. The front has been landscaped and planted with mature shrubs and bushes that soften the property perfectly. A driveway provides ample off-street parking and leads to the garage.

Lodge Close is a quiet cul-de-sac and benefits from a fantastic proximity to the village centre, which provides a range of shops, hairdressers, and 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. The local primary school is a short walk and secondary schooling can be found in the nearby village of Backwell.







Extended four bedroom family home, situated within a quiet cul-de-sac in 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

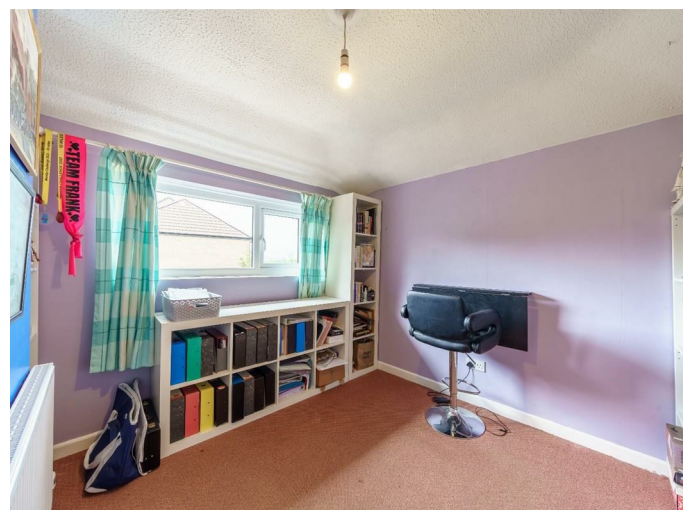
Level access to Yatton's village centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

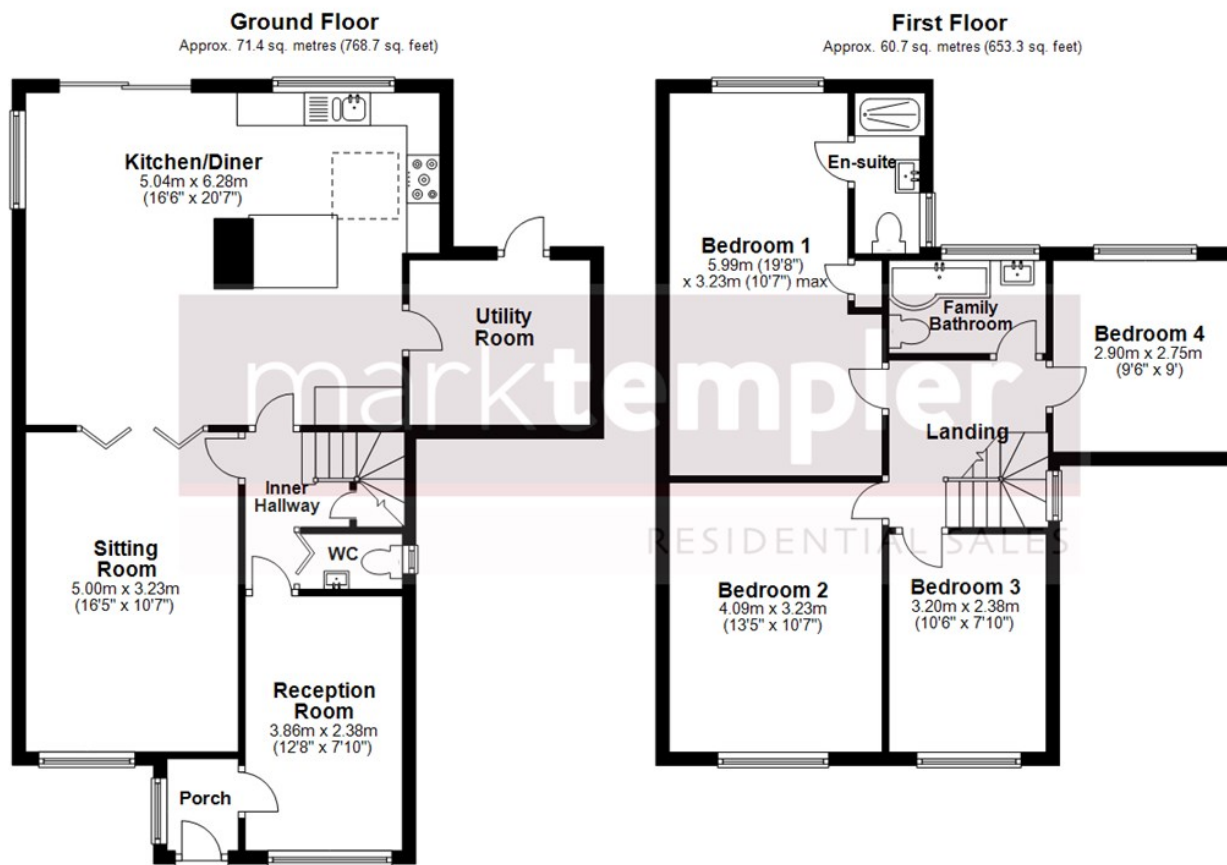
St Mary's village church

Yatton's mainline railway station



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Total area: approx. 132.1 sq. metres (1422.1 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.