

2 Bramblewood Yatton BS49 4QH

£535,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
1159.20 sq ft



BEDROOMS
4



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street and double
garage



OUTSIDE SPACE
Front and rear



EPC RATING
D



COUNCIL TAX BAND
E

An impeccably presented four-bedroom family home, situated within a sought-after cul-de-sac on the fringes of Yatton village. Built by "Messers" Bryant Homes to the 'Richmond' design, this superb four-bedroom detached house offers practical accommodation, traditionally laid out over two floors. During its current ownership, the property has undergone a number of tasteful improvements and now boasts two dual-aspect reception rooms that are flooded with natural light. Accessed via a central hallway with wc, a sitting room that runs front to back on one side of the property, and to the other you have a wonderful kitchen diner complete with a separate utility room. The first floor enjoys four bedrooms and family bathroom, with the principal bedroom offering the convenience of en-suite facilities.

Externally, the rear garden is enclosed with a lovely open feel and offers a Westerly aspect making it the perfect spot to take advantage of the summer months to both entertain or simply just relax and unwind. Areas are laid to both lawn and patio seating areas with a pathway leading to the secure side access. To the front, a pathway leads to the main entrance, flanked on both sides by areas laid to lawn. Adjacent is the driveway that provides side-by-side parking in front of the double garage, an additional area laid to lawn can be found to the side with a well-tended mature tree and hedgerow.

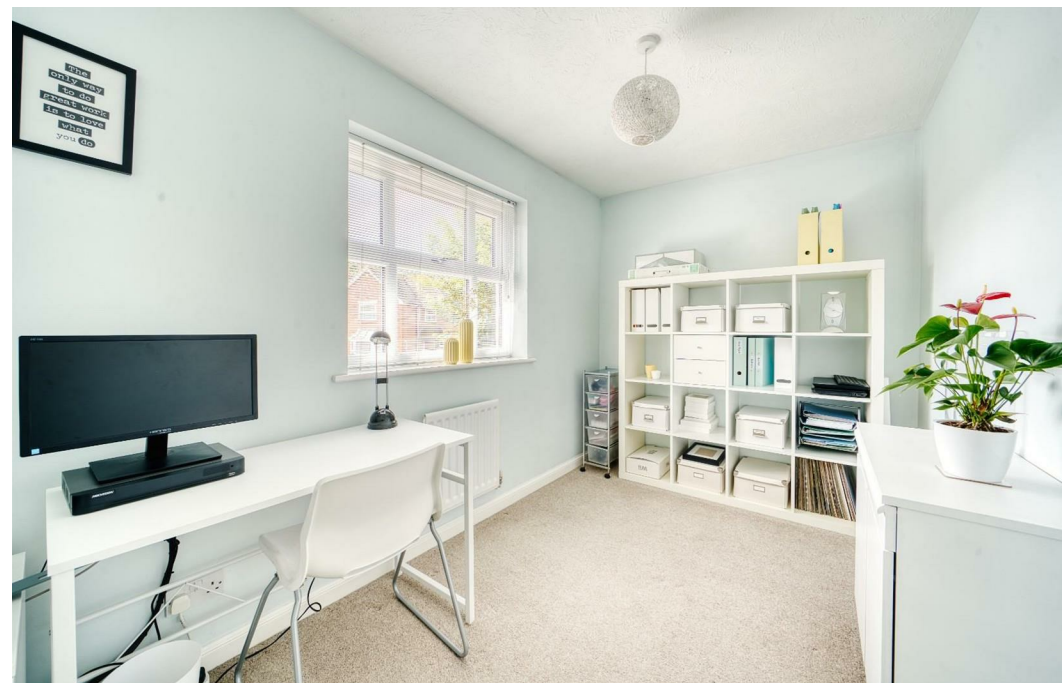
2 Bramblewood enjoys a peaceful location within this highly regarded cul de sac on the fringes of the village, whilst retaining easy access to all of the amenities Yatton has to offer, including the mainline railway station, shopping precinct, pharmacy and doctors surgery. Schooling is provided by either the highly regarded Yatton primary school or the brand new Chestnut Park primary, whilst being within the catchment of the popular Backwell secondary school with transport provided.







Stunning double fronted detached family home in a sought after location on the fringes 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



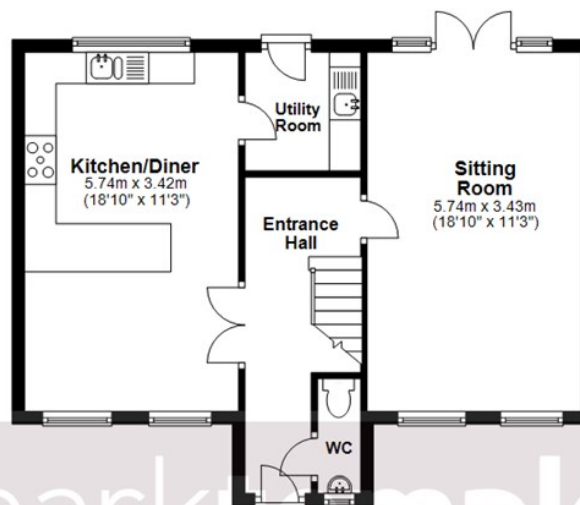
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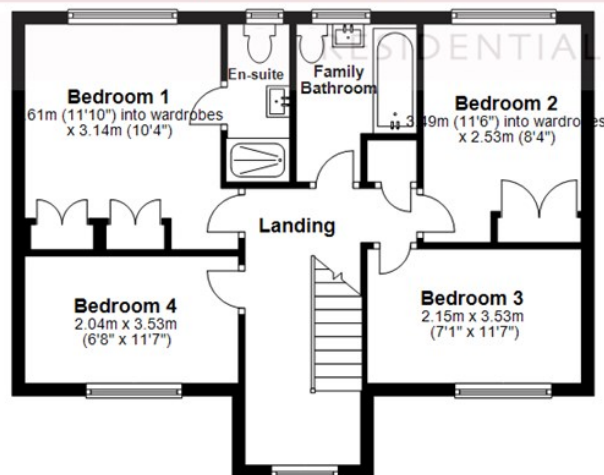
Ground Floor

Approx. 53.5 sq. metres (576.3 sq. feet)



First Floor

Approx. 54.2 sq. metres (582.9 sq. feet)



Total area: approx. 107.7 sq. metres (1159.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.