

1 Marsh Road Yatton BS49 4EF

£269,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
Semi-detached house



HOW BIG  
919.30 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
1



BATHROOMS  
1



WARMTH  
uPVC double glazing and electric heating



PARKING  
On street



OUTSIDE SPACE  
Front and rear



EPC RATING  
F



COUNCIL TAX BAND  
B

Semi-detached family home, located centrally within Yatton Village and marketed with no onward chain - This three-bedroom semi-detached home is situated in the centre of the village, allowing convenient access to the High St, Doctors Surgery, and all other amenities Yatton has to offer. This property offers buyers great value for money and has had the interior accommodation updated throughout, including a newly fitted kitchen, four-piece bathroom suite, and new flooring, making this a home you can simply move in and unpack. Entered via a spacious entrance hall with WC off, the newly fitted kitchen is to the front of the property with a lounge/diner spanning the rear and opening out onto the rear garden. Upstairs offers three bedrooms and a new four-piece family bathroom.

Outside, the rear garden is enclosed and faces South making it the ideal spot to soak up the summer sun. Laid to the patio and bordered by raised beds makes for a low-maintenance garden, perfect for those with a busy lifestyle. A handy addition to the side of the property provides storage while a gate provides the convenience of a rear access. The front is enclosed and accessed via a gate with an evergreen hedgerow to the side. Paving is bordered by areas laid to gravel, leading to the main entrance and additional outside storage cupboard.

Marsh Road is a popular spot giving you the ideal balance of the convenience of Yatton's amenities in one direction, and picturesque countryside in the other. The village centre provides various shops, and is an excellent commuter base to Bristol city centre, the West Country and London, via the local railway.



## Refurbished three bedroom home in the centre of Yatton

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### 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 Marys village church
- Yatton's mainline railway station



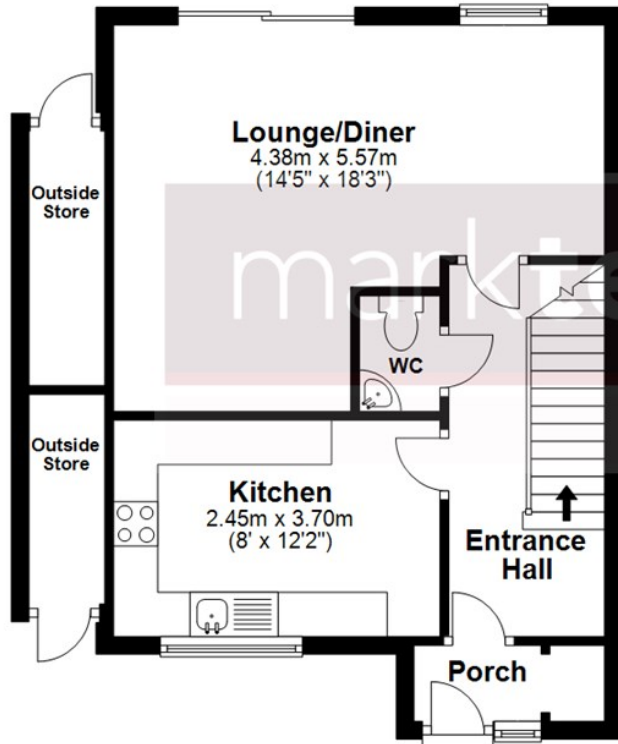
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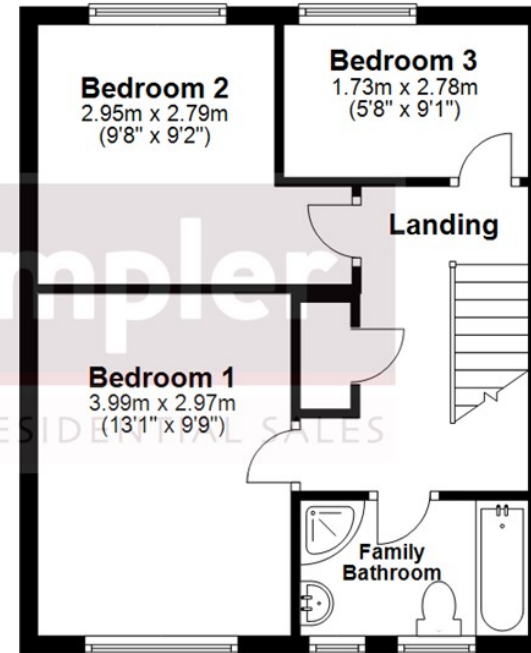
### Ground Floor

Approx. 45.8 sq. metres (493.2 sq. feet)



### First Floor

Approx. 39.6 sq. metres (426.1 sq. feet)



Total area: approx. 85.4 sq. metres (919.3 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.