

20 Stowey Park Yatton BS49 4JX

£435,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE

Detached bungalow



HOW BIG

1308.10 sq ft



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

double glazing and gas fired  
central heating



PARKING

Off street and garage



OUTSIDE SPACE

Front and rear



EPC RATING

E



COUNCIL TAX BAND

D



A golden opportunity to acquire a charming three-bedroom detached bungalow situated within the highly regarded, Stowey Park. This wonderful home offers easy living over a single level, which has been extended over the years to offer light and airy accommodation with well-proportioned rooms and is ideally positioned to provide access to Yatton's High Street. Upon entering, you are greeted by a spacious entrance hall that provides access to all rooms. The sitting room enjoys a dual aspect as it is now open to the dining area to the rear and is flooded with natural light. The kitchen is also situated to the rear of the property where a rear lobby provides access to the rear garden and has a handy WC. Three well-proportioned bedrooms and a refitted bathroom complete the internal accommodation on offer.

Outside, the enclosed rear garden enjoys a sunny Southerly aspect and is laid to lawn with a patio seating area to the rear with a pathway leading to the rear boundary. For those looking for an area to grow some vegetables, a space behind the garage would be an ideal spot to cultivate through the seasons. To the front, the property itself is set nicely back from the road thanks to an area laid to lawn that is bordered by mature shrubs and bushes. A pathway leads to the main entrance from the driveway which in turn provides off street parking for numerous vehicles and provides access to the garage.

Stowey Park is situated on the southern end of Stowey Road, and provides easy access to Yatton shopping precinct. Hangstones Pavilion and Claverham Cricket Club are also within a short level walk. Yatton's mainline railway station is located in the north end of the village.













## Beautiful detached bungalow, 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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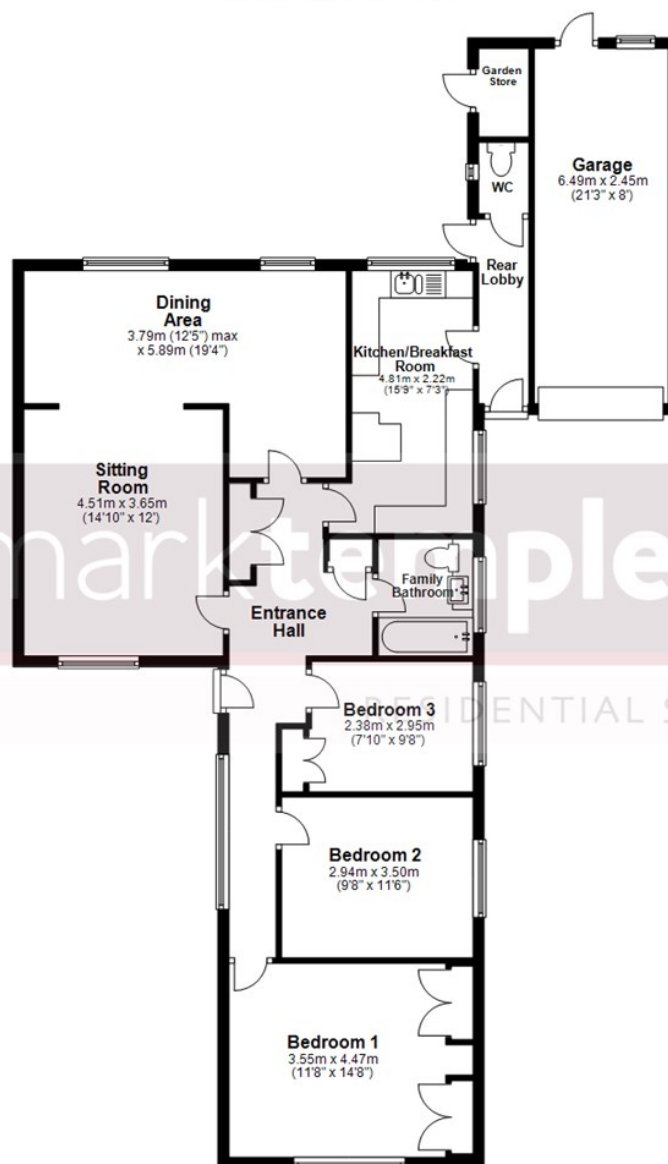






### Ground Floor

Approx. 121.5 sq. metres (1308.1 sq. feet)



Total area: approx. 121.5 sq. metres (1308.1 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.