

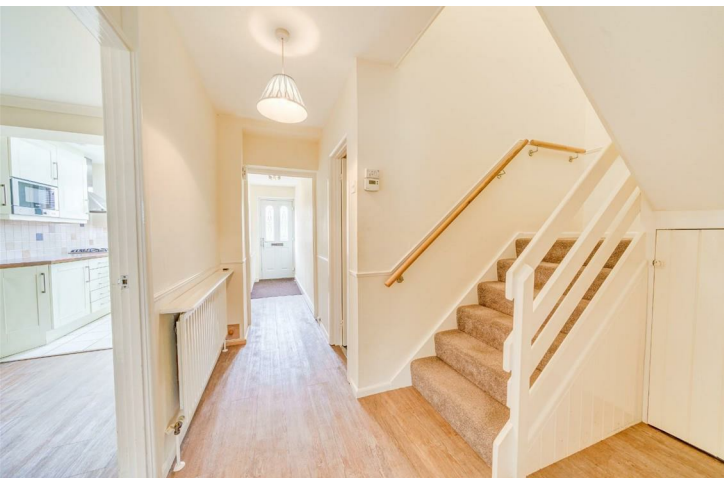
49 Rectory Way Yatton BS49 4HQ

£320,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Terraced house



HOW BIG
1215.00 sq ft



BEDROOMS
3



RECEPTION ROOMS
3



BATHROOMS
1



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street and garage
storage



OUTSIDE SPACE
Front and rear



EPC RATING
C



COUNCIL TAX BAND
B

A fantastic opportunity to acquire a family home backing onto the village playing fields and offered to the market with no onward chain. - This well-positioned, three-bedroom family home has been extended to create a more practical living space and is ideally positioned within Yatton Village to access the amenities available. Constructed in the late 1960s, 49 Rectory Way enjoys a fine degree of privacy as it is set back from the road and backs onto playing fields behind. Extended to the front, the property now boasts a kitchen diner, while to the rear you have a generous sitting room opening to the conservatory/garden room which spans the rear of the property, features underfloor heating and opens out onto the rear garden. A cloakroom/utility area completes the ground floor. To the first floor, you have three well-proportioned bedrooms and a family bathroom.

Outside, the rear garden is enclosed, laid mainly to patio and gravel seating areas, making it a very low maintenance space to upkeep. Raised planters flank the garden, where you will also find two storage sheds and secure gated access to the playing fields behind. To the front, a block-paved driveway provides off-street parking for numerous vehicles and leads to the single garage that offers the practicality of an electrically operated roller shutter door.

Rectory Way is a popular location within Yatton as it 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.







AN EXTENDED FOUR/FIVE BEDROOM FAMILY HOME BACKING ONTO FIELDS (TYPE HERE)



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 £180, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heros 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...

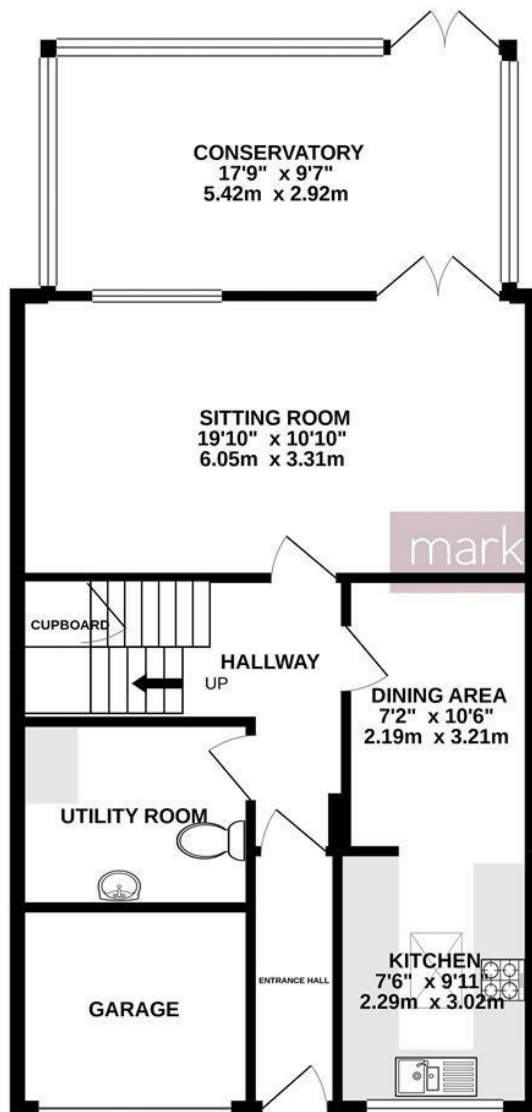


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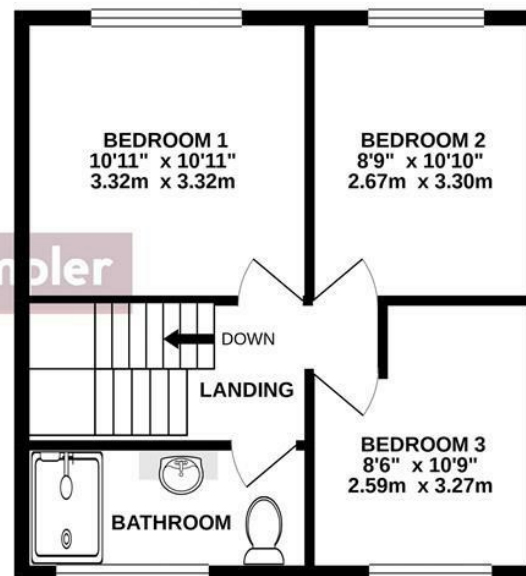




GROUND FLOOR
791 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1215 sq.ft. (112.9 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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