

5 Elborough Avenue Yatton BS49 4DT

£275,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Terraced house



HOW BIG
817.00 sq ft



BEDROOMS
2



RECEPTION ROOMS
2



BATHROOMS
1



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
On street



OUTSIDE SPACE
Front and rear



EPC RATING
D



COUNCIL TAX BAND
C

A beautiful mid-terrace period home, ideally located to access all of the amenities the village of Yatton has to offer - 5 Elborough Avenue is situated right in the heart of the village and offers well-presented and spacious accommodation, presenting a wonderful opportunity for first-time buyers to purchase a period home along with those looking to downsize within this popular village. Set out traditionally over two floors, the accommodation comprises; Entrance porch that opens to an entrance hall, sitting room featuring a wrought iron fireplace and a bay window to the front, dining room that flows beautifully into the kitchen to the rear of the property, and modern bathroom that boasts underfloor heating, all to the ground floor. Upstairs you will find two generous double bedrooms, the second leading to an occasional third bedroom/study that adds flexibility to the accommodation on offer.

Outside the rear garden is fully enclosed and offers a great deal of welcome privacy. This wonderful entertaining space is a low-maintenance affair, laid to patio and lawn with shrub and flower borders, it is a bit of a sun trap and will work well for summer barbecues or evening drinks. A secure gate is located at the rear of the garden and provides rear access to this fabulous property.

Elborough Avenue is only a short walk to all the amenities Yatton has to offer, where there is a supermarket, post office, pharmacy, library, and the highly popular village school, 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.



Period home situated centrally within the village of Yatton



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.



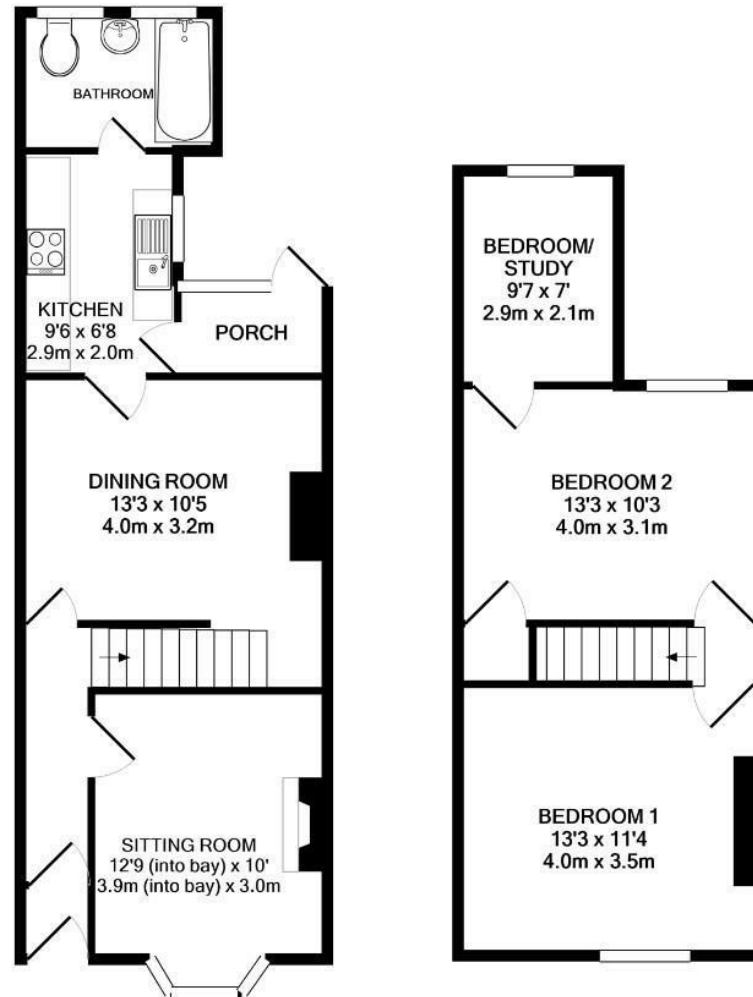
Up your street...

- Glorious countryside walks across Cadbury Hill and the Strawberry Line
- Level access to Yatton's village center
- 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. FLOOR
 AREA 453 SQ.FT.
 (42.0 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 365 SQ.FT.
 (33.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 817 SQ.FT. (75.9 SQ.M.)

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

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