

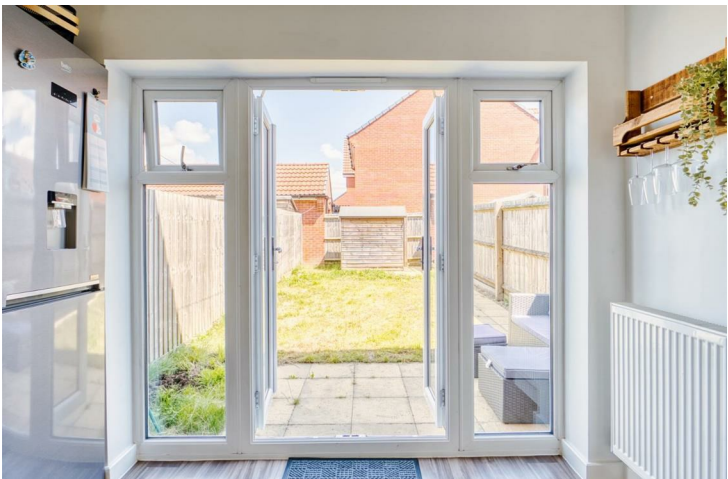
50 Wheatear Road Yatton BS49 4FR

£285,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Terraced house



HOW BIG
691.70 sq ft



BEDROOMS
2



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
uPVC double glazing and gas
fired central heating



PARKING



OUTSIDE SPACE

Allocated for two vehicles

Rear



EPC RATING
B



COUNCIL TAX BAND
B

Delightful modern two double-bedroom home situated within the highly popular Chestnut Park and offered to the market with no onward chain - This fantastic terrace property, constructed by Messrs Bloor Homes in 2018, enjoys a quality finish throughout and the remainder of a 10-year structural warranty, making it an ideal choice for those looking to take their first step onto the property ladder. Presented in excellent order throughout, the light and airy modern accommodation comprises; entrance hall, spacious lounge to the front, and kitchen diner to the rear that opens onto the garden via double doors, and also boasts a utility area with WC. The first floor offers two double bedrooms and a bathroom, the principal bedroom has en-suite facilities

Outside, the rear garden is enclosed with a handy rear access. Laid mainly to lawn with a patio seating area, it is an ideal space to entertain friends and family alike or simply unwind after a long day. The front benefits from a border laid to chippings and side by side off street parking for two vehicles.

Situated within Chestnut Park, a highly regarded modern development within Yatton's North End. Providing convenient access to the wide variety of amenities including Yatton's mainline railway station, local shopping precinct and recently opened Chestnut Park primary school.



Modern two bedroom home on the popular Chestnut Park in 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.

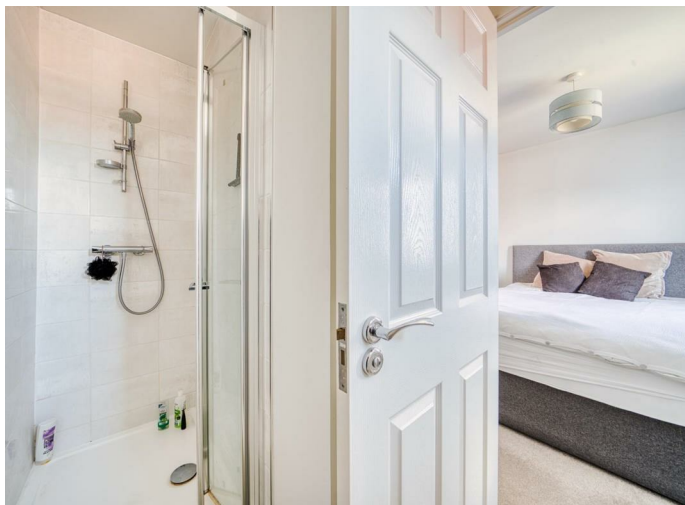
The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer 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



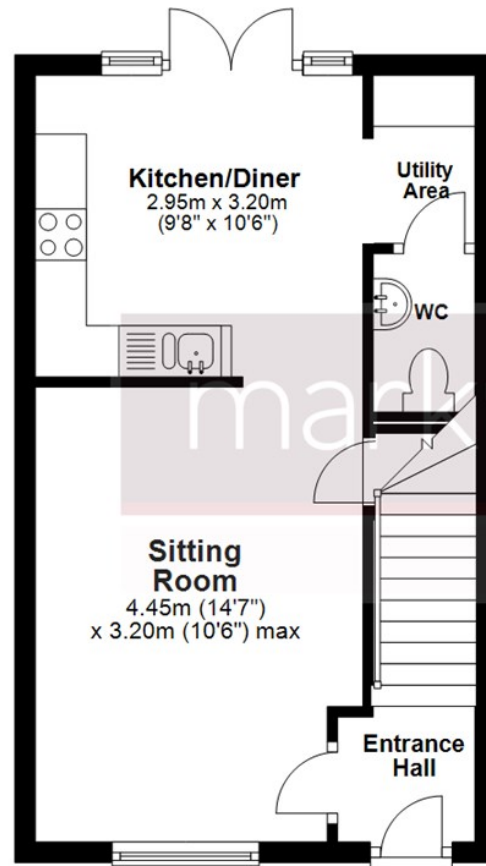
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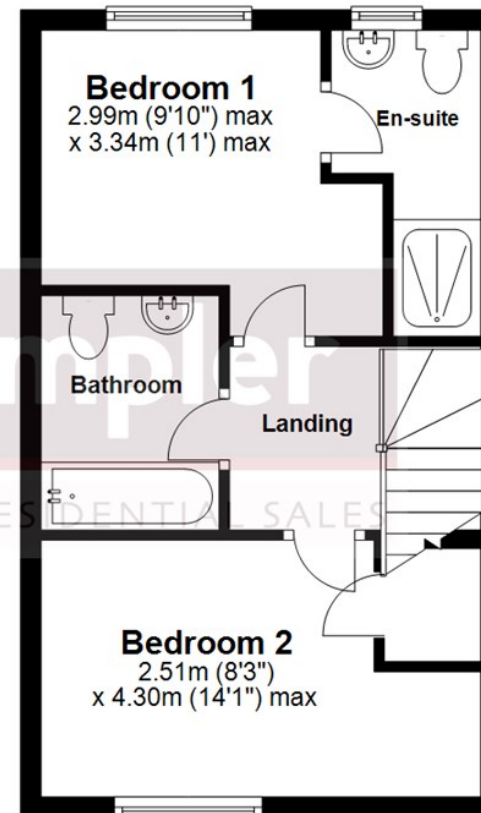
Ground Floor

Approx. 32.2 sq. metres (347.0 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.7 sq. feet)



Total area: approx. 64.3 sq. metres (691.7 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.