

24 Hawthorn Crescent Yatton BS49 4BF

£365,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
End of Terrace house



HOW BIG  
1537.00 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
2



BATHROOMS  
2



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off street and garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
C



COUNCIL TAX BAND  
C

An extended family home that offers potential buyers flexible accommodation with the added bonus of a loft room - This beautifully presented end-of-terrace property provides deceptively spacious accommodation that totals just over 1500 sq ft, and having been extended by a previous owner offers a flexible layout that can adapt to everchanging family requirements. Accessed via an entrance hall with WC off and featuring oak flooring, it leads to the open-plan lounge diner which in turn opens to the conservatory to the rear, opening onto the rear garden. The kitchen breakfast room is to the rear of the property and enjoys a quality oak-fitted kitchen with slate floor tiles and features underfloor heating. The first floor enjoys three double bedrooms, principal with en suite facilities, and a beautifully fitted four-piece bathroom, offering high-quality fixtures that include underfloor heating and travertine tiling. The real bonus that this property offers, is a well-equipped loft room with fixed stairs, an ideal space for a private home office or additional bedroom if needed, also providing handy access to loft storage available.

Outside, the rear garden is enclosed with areas laid to lawn, deck, and patio, ideal for socialising with friends and family and bordered by a variety of mature shrubs. Access to the garage is also available from the rear garden. The front enjoys a small lawn that is bordered by mature shrubs, with an additional area laid to slate chippings with a tree taking centre stage. A driveway provides off-street parking and leads to the single garage.

Hawthorn Crescent is a really pretty and peaceful cul de sac that is only a short walk from the village precinct and amenities, including the village railway station connecting to both London and the West Country. The local primary school is only a short walk away and the highly popular secondary school can be found in the nearby village of Backwell.







## Substantial three bedroom home, situated within Hawthorn Crescent, 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...

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Glorious countryside walks across Cadbury Hill and the Strawberry Line

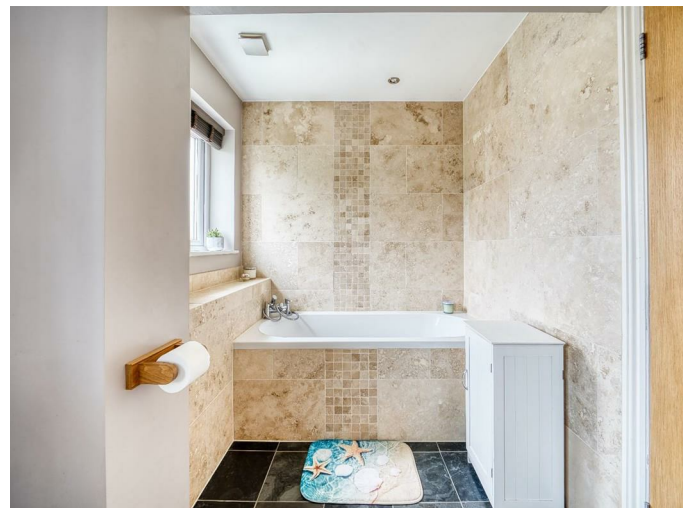
Level access to Yatton's village centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

St Mary's village church

Yatton's mainline railway station

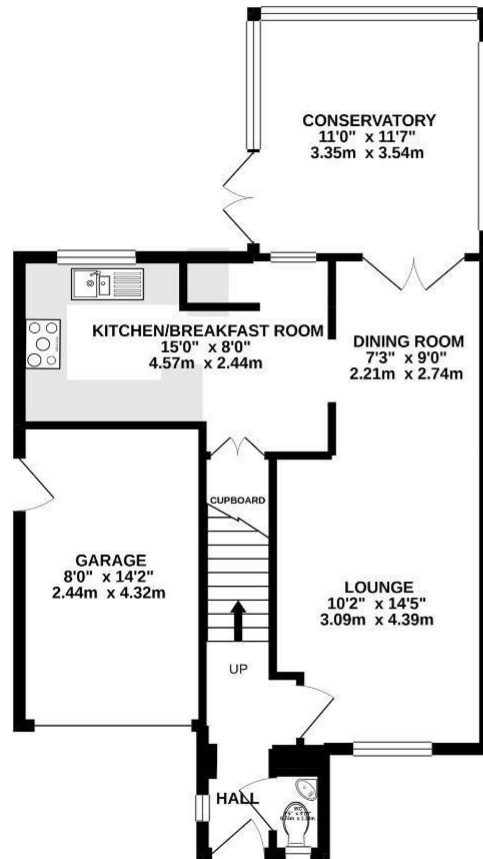


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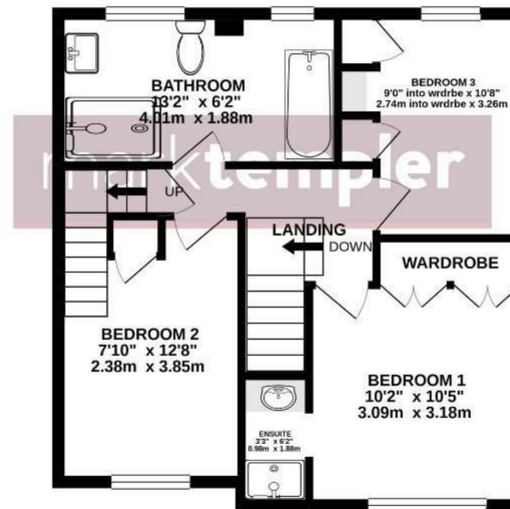




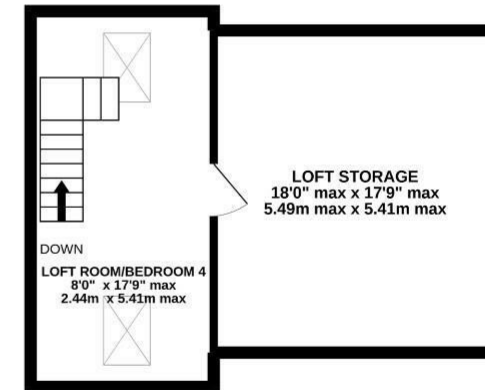
GROUND FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR  
510 sq.ft. (47.3 sq.m.) approx.



2ND FLOOR  
363 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 1537 sq.ft. (142.8 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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