

93 Moorhen Road Yatton BS49 4FU

£495,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
1216.00 sq ft



BEDROOMS
4



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street and garage



OUTSIDE SPACE
Rear



EPC RATING
B



COUNCIL TAX BAND
E

Offered to the market in show home condition - 93 Moorhen Road is an exceptionally well presented, four bedroom detached home on the highly regarded Chestnut Park development in the prestigious North End of Yatton. Constructed by Bloor Homes in 2020, to the popular 'Brooke' design with quality fixtures and fittings throughout. The spacious light and airy accommodation is accessed via the central entrance hall leading to all principal rooms. The generous modern open plan kitchen dining room boasts a range of fitted appliances, French doors opening to the rear garden and provides access to the separate utility room. The bay fronted sitting room enjoys a beautiful outlook over fields whilst also providing for all of the family's needs as a tranquil leisure environment. Further ground floor accommodation includes wc and understairs storage cupboard. The first floor is just as impressive, four bedrooms are on offer along with the family bathroom with an immaculate four piece suite, the principal bedroom offering en-suite facility making this a very practical family home.

Outside, the garden is mainly enclosed by a stone built wall and some feather edged fencing creating a peaceful secure space to enjoys with manicured lawn, raised deck and raised borders housing established flowers and shrubs. Secure gated access leads from the garden to the driveway where you will find off street parking for two vehicles along with the over sized single garage.

Situated within a beautiful cul-de-sac that lies adjacent to the neighbouring countryside, set in this newly built development that is Chestnut Park. Proven to be extremely popular, with its convenient location to all of Yatton's amenities, including the mainline railway station and Somerset countryside. This fantastic family home benefits from an exceptional quality of finish, and is sure to attract a high level of interest.







Modern family home in Yatton's popular Chestnut Park



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

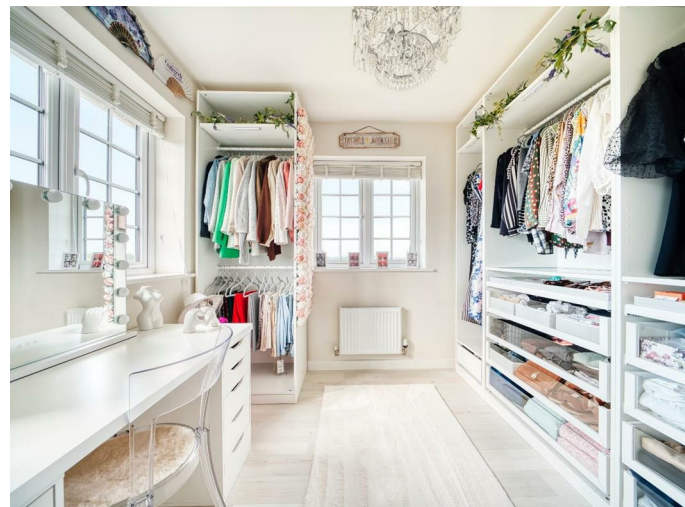
Level access to Yatton's village centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

St Mary's village church

Yatton's mainline railway station



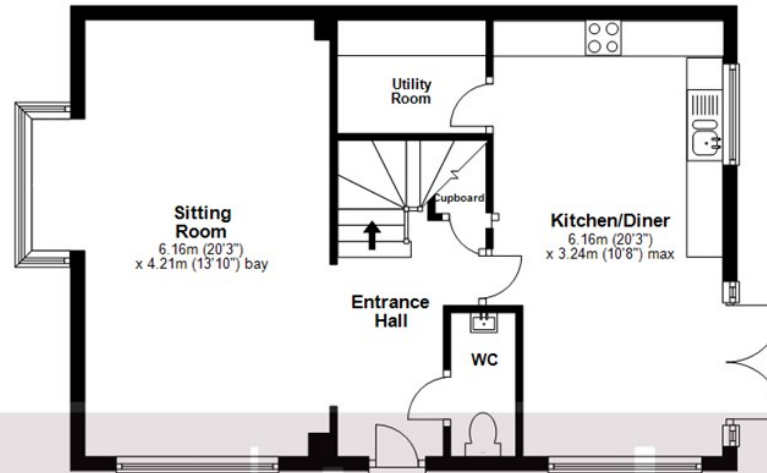
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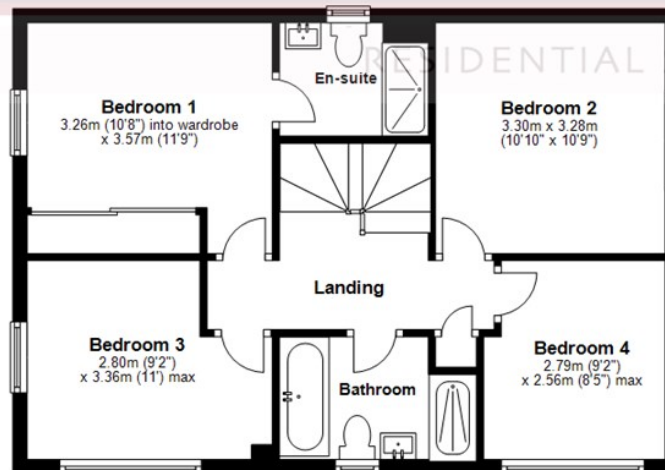
Ground Floor

Approx. 56.9 sq. metres (612.3 sq. feet)



First Floor

Approx. 56.1 sq. metres (603.7 sq. feet)



Total area: approx. 113.0 sq. metres (1216.0 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.