

10 Derham Park Yatton BS49 4DZ

£399,950

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Semi-detached house



HOW BIG  
1064.90 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
2



BATHROOMS  
1



WARMTH  
uPVC double glazing and oil  
fired central heating



PARKING  
Off street and garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
D



COUNCIL TAX BAND  
C



Charming 1930's bay fronted, semi-detached family home situated on a highly sought after road in the heart of Yatton village, offered to the market with no onward chain - This charismatic three-bedroom 1930's property requires some updating and offers potential buyers the opportunity to create a home to be enjoyed for years to come, with the opportunity (subject to planning permission) to extend to both the side and rear. Traditionally laid out over two floors, this fantastic property offers living accommodation synonymous with a property of this period and in brief comprises; entrance porch that opens to a spacious entrance hall, bay fronted sitting room open to the private box bay fronted dining room, separate kitchen, conservatory and wc all to the ground floor. Upstairs you will find three bedrooms, two of which are generous doubles, and a family bathroom.

Outside the property benefits from a generous mature rear garden, offering a wonderful degree of privacy. Measuring in the region of 80 ft, this delightful garden provides a pleasant patio seating area leading directly from the conservatory with delightful pergola, ideal for sitting back, relaxing and enjoying a summers evening. Beyond the pergola is a generous lawned garden with established borders housing a variety of mature shrubs, ideal for families to explore and enjoy. The front is nicely set back from the road with a lawned garden with borders adorned with colourful flowers and shrubs. Off street parking is available to both the front and side of the property and leads to the oversized single garage.

Derham Park is a highly regarded cul de sac situated in a prime village location, just a short walk from all of Yatton's amenities including, the shopping precinct, mainline railway station and village primary school. Yatton is also within the catchment area of Backwell Secondary School and Sixth Form. Commuters have easy access to both Bristol City Centre and Weston super Mare by road and rail, plus to the M5 via junction 20 at Clevedon. This is a truly rare opportunity to purchase a wonderful 30's home.





## 1930's family home in the heart 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



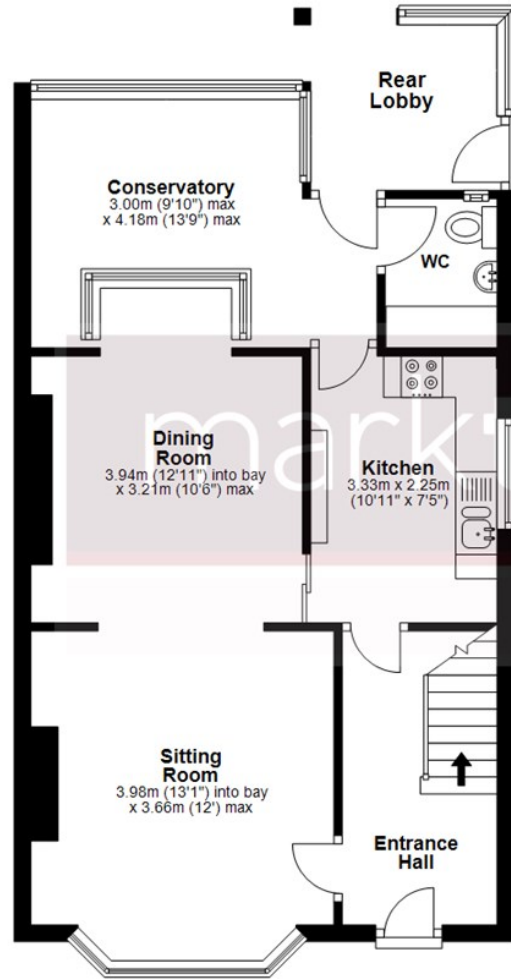
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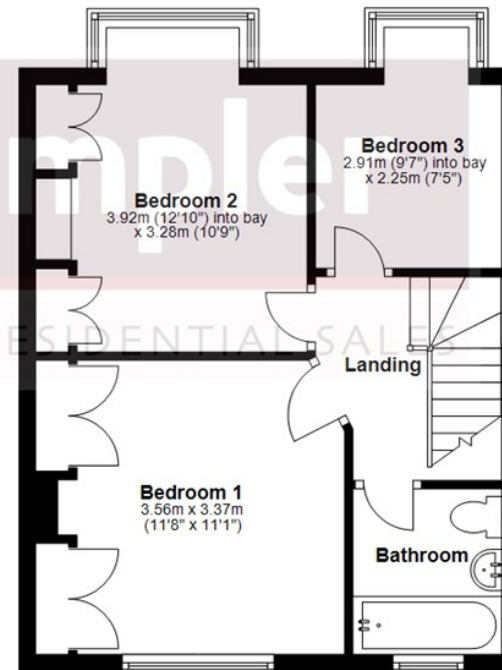
### Ground Floor

Approx. 59.2 sq. metres (637.3 sq. feet)



### First Floor

Approx. 39.7 sq. metres (427.6 sq. feet)



Total area: approx. 98.9 sq. metres (1064.9 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 misstatement. 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.