

26 Wheatear Road Yatton BS49 4FR

£450,000

mark**templer**

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
1085.20 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
Front and rear



EPC RATING
B



COUNCIL TAX BAND
E

Modern four-bedroom detached family home, situated within the popular Chestnut Park development in Yatton village - Built to The Bredon design by Bloor Homes in 2017, this superb four-bedroom detached home offers stylish and practical living with a contemporary finish. Built traditionally over two floors, this beautifully presented property provides modern living at its best, with the current owner upgrading a number of items such as adding "in vogue" shutters in the sitting room and paneling to the walls in some rooms. Once inside you are greeted by a bright and welcoming entrance hall, the private sitting room continues the theme, boasting a feature bay window that floods the room with light. The social hub of the home is the kitchen/diner, located to the rear of the property and opens out onto the rear garden with a separate utility area being a welcome addition along with a downstairs cloakroom. To the first floor you will find four bedrooms and family bathroom, the principal providing the practicality of an en-suite shower room along with built-in wardrobes.

The rear garden is enclosed and boasts a large patio seating area complete with a pergola, ideal for entertaining friends and family. Adjacent is an area laid to lawn featuring an area with safety flooring for children to play, and bordered by a low-level picket fence. To the side of the property is a secure gate that provides access to the driveway where you have off-street parking for two vehicles that in turn leads to the detached single garage.

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







Beautiful four bedroom family home, situated within Chestnut Park, 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

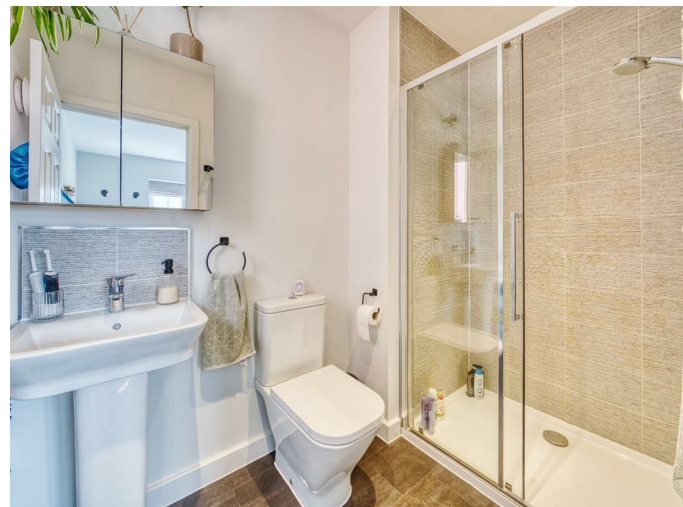
Level access to Yatton's village centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

St Mary's village church

Yatton's mainline railway station



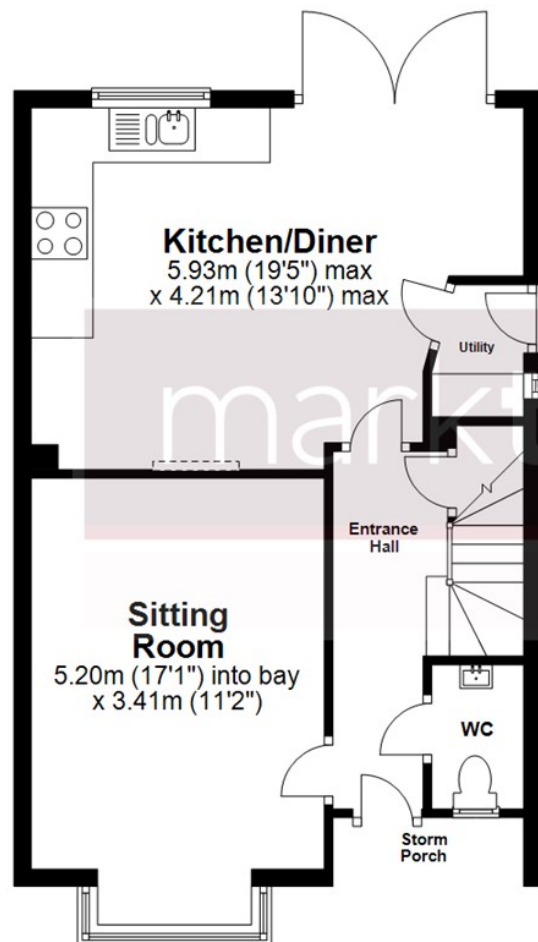
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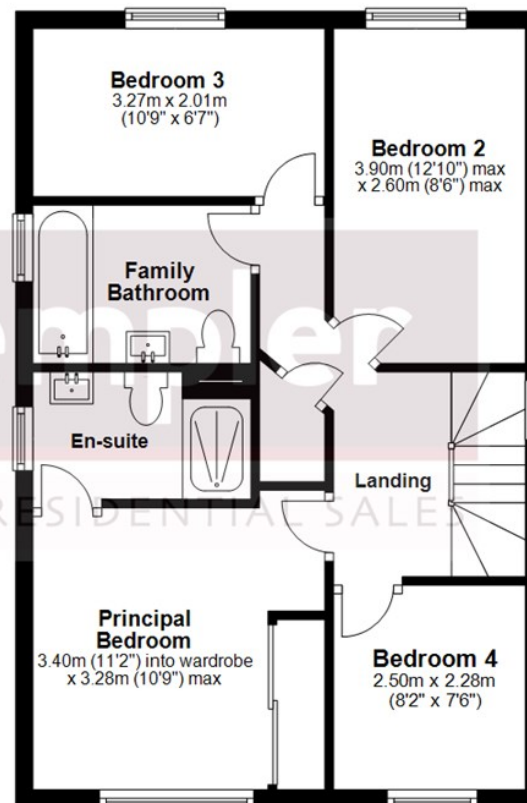
Ground Floor

Approx. 51.2 sq. metres (551.0 sq. feet)



First Floor

Approx. 49.6 sq. metres (534.1 sq. feet)



Total area: approx. 100.8 sq. metres (1085.2 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.