

Royston Lodge North End Road Yatton BS49 4AS

£670,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
2130.70 sq ft



BEDROOMS
3



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
Double glazing and gas fired central heating



PARKING
Off street and garage



OUTSIDE SPACE
Front and rear



EPC RATING
D



COUNCIL TAX BAND
F

An exceptional detached family home that is presented to exacting standards, situated at the outer fringes of Yatton village. Royston Lodge is a beautifully presented three/four bedroom property that has been renovated throughout by the current owners and offers potential buyers spacious, flexible living accommodation, along with an impressively high specification throughout. The internal layout has been altered to work for modern living and comprises of - generous entrance hall, open-plan kitchen/diner/family room to the rear featuring five-leaf aluminum bi-folding doors that open onto the rear garden, and the welcome addition of a separate utility room. The recently fitted Wren Kitchen features Quartz work surfaces and a central island with a solid oak breakfast bar. An additional reception room is located to the front, ideal for a private sitting room or additional bedroom is so required, a cloakroom completes the ground floor. The first floor offers three double bedrooms and a family bathroom, the principal bedroom provides en-suite facilities along with a range of built-in storage. Other notable features are, Roca bathroom furniture in both the family bathroom and en-suite, column radiators throughout, Camro style LTV flooring throughout the ground floor, and five-panel internal doors with matt black furniture and matching sockets and light switches throughout.

Outside, the rear garden is enclosed with a sunny southwest orientation and boasting a great deal of privacy. A large area is laid to Indian Sandstone, surrounded by a dwarf wall that creates the perfect area to entertain or simply unwind during the summer months. A step up leads to an area laid to lawn that is bordered by planted beds containing a variety of mature shrubs and bushes, ideal for children to burn off excess energy. A secure gate provides access to the front where you have off-street parking for several vehicles with an electric car charger, flanked on one side by an area laid to lawn.

Situated in Yatton's North End, and only a short walk from Yatton's mainline railway station, connecting to both London and the West Country and easy access to Junction 21 of the M5 motorway. Locally you have a range of amenities that include village shops, cafes and many more. The local primary school, Chestnut Park Primary, is only a short walk away. With this much on offer, this home is sure to attract a high level of demand.







Impeccable family home located at the North End 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 centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

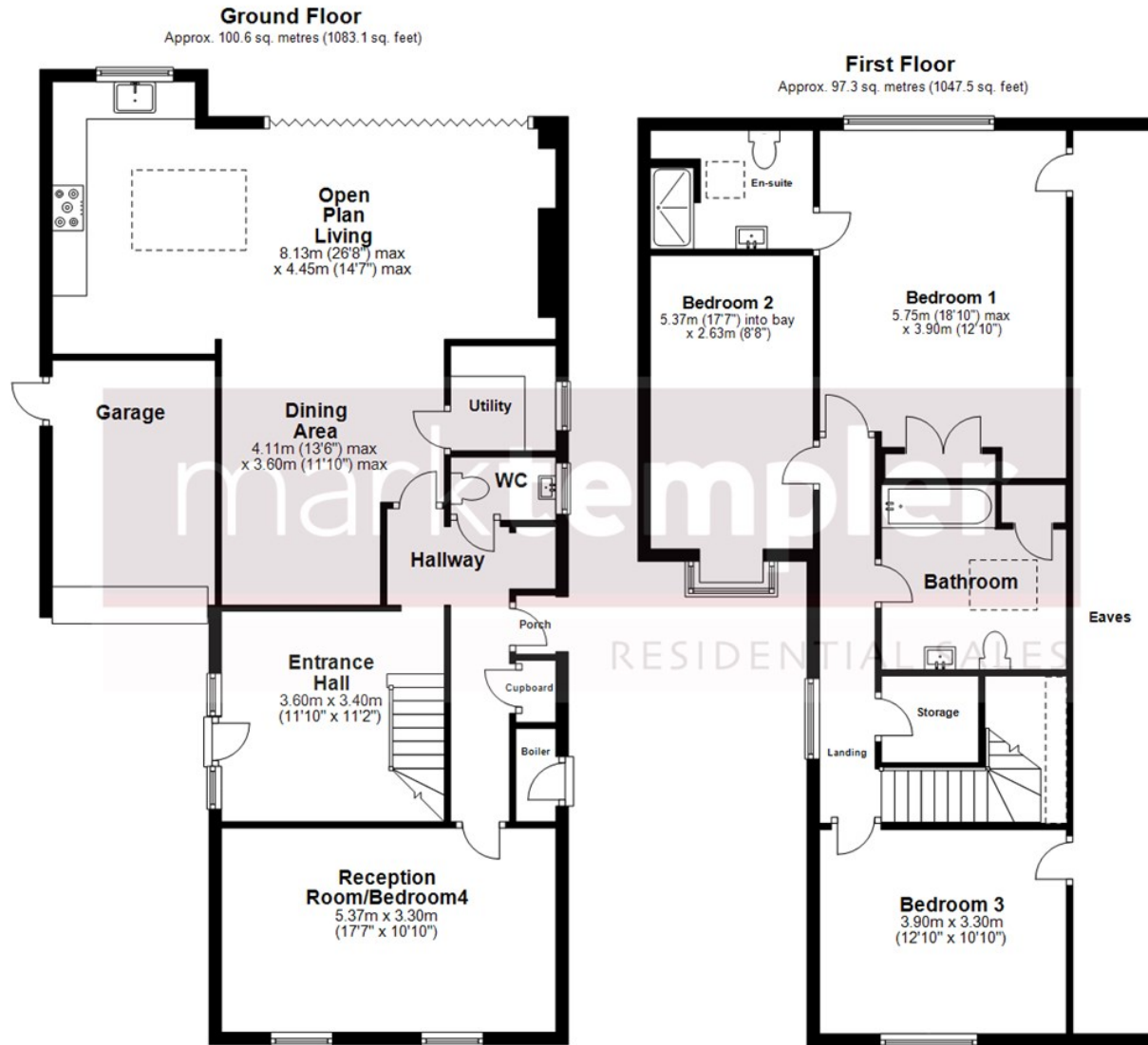
St Mary's village church

Yatton's mainline railway station



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Total area: approx. 197.9 sq. metres (2130.7 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.