

Hawthorn Crescent, Yatton, BS49 4BF

£209,995

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Terrace house



HOW BIG
475.80 sq ft



BEDROOMS
1



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
uPVC double glazing and gas
fired central heating



PARKING



OUTSIDE SPACE

Off street for two vehicles

Rear



EPC RATING
D



COUNCIL TAX BAND
TBC

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.



Fully refurbished modern home offering fantastic value for money with no onward chain - This delightful mid terrace one bedroom house presents a wonderful opportunity for those wishing to take their first step onto the property ladder or purchase an investment property. The light and airy accommodation has been fully renovated by the current owners, accessed via the entrance door opening into the open plan lounge diner with French doors onto the rear garden and an opening to the newly fitted kitchen. A double bedroom and newly fitted shower room are located on the first floor and completes the internal accommodation on offer. Further benefits include generous storage to both the ground and floor and guarantees for a range of new fixtures.

Outside you benefit from an enclosed sizable rear garden that has been lovingly landscaped to stone chipping for easy maintenance. The front boasts two private off street parking.

Hawthorn Crescent is a pretty cul de sac, a short walk away from the main line railway station offering direct links to Bristol, Bath, London and the West Country. The centre of the village is within easy reach offering a range of shops, hairdressers, pharmacy, post office and bakery.

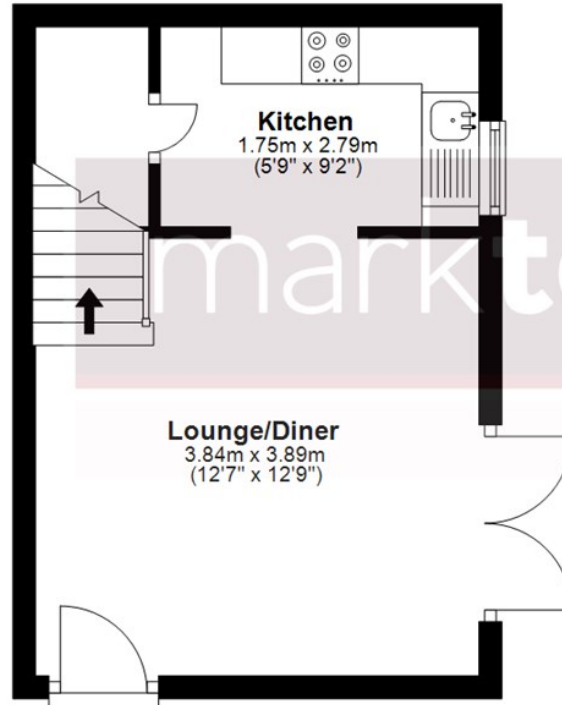
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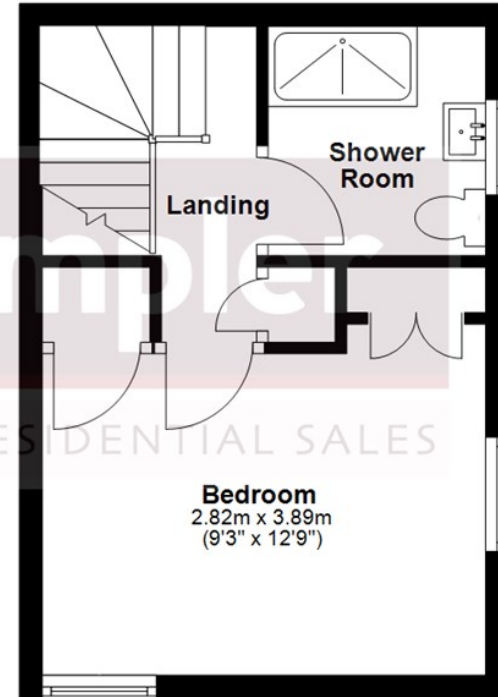
Ground Floor

Approx. 22.1 sq. metres (237.9 sq. feet)



First Floor

Approx. 22.1 sq. metres (237.9 sq. feet)



Total area: approx. 44.2 sq. metres (475.8 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.