

83 Hawthorn Crescent Yatton BS49 4RG

£450,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
Detached house



HOW BIG  
1415.30 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
3



BATHROOMS  
2



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off street



OUTSIDE SPACE  
Front and rear



EPC RATING  
C



COUNCIL TAX BAND  
E

Beautifully presented four bedroom family home in Yatton's popular North End – This delightful four bedroom detached property enjoys a pleasant situation within a peaceful cul de sac in Yatton's North End. Immaculately presented throughout, this light and airy house boasts generous accommodation laid out over two floors. The ground floor is accessed via a spacious entrance hall with stairs rising to the first floor and doors to all principal rooms. The sitting room enjoys being fronted with a bay window and enclosed log burning fire, ideal for relaxing with all of the family. The dining room is an extension of the living accommodation with an archway to the sitting room and French doors opening onto the rear garden. The traditional shaker style kitchen benefits from a range of fitted wall and base units and door opening to the separate utility. The current owners have converted the integral garage into a music studio, ideal as a home office or playroom. Further ground floor accommodation includes cloakroom wc. The first floor boasts four bedrooms, principal with ensuite and modern family shower room.

Outside the property enjoys a private landscaped rear garden mainly enclosed by brick wall. Laid to flagstones and decorative plum slate chippings for easy of maintenance with raised borders housing established shrubs and trees. The front has been block paved providing off street parking for numerous vehicles.

Hawthorn Crescent is a highly regarded cul de sac that is situated within Yatton's popular North End, developed in the mid 1990's. Ideally located for those who need easy access to Yatton's mainline railway station providing a stress free commute into Bristol City Centre and only a short drive from the M5 at Clevedon. The village centre is just a short distance with its excellent array of shops, schools, amenities and village church.







## Beautifully presented family home in Yatton's North End



### 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

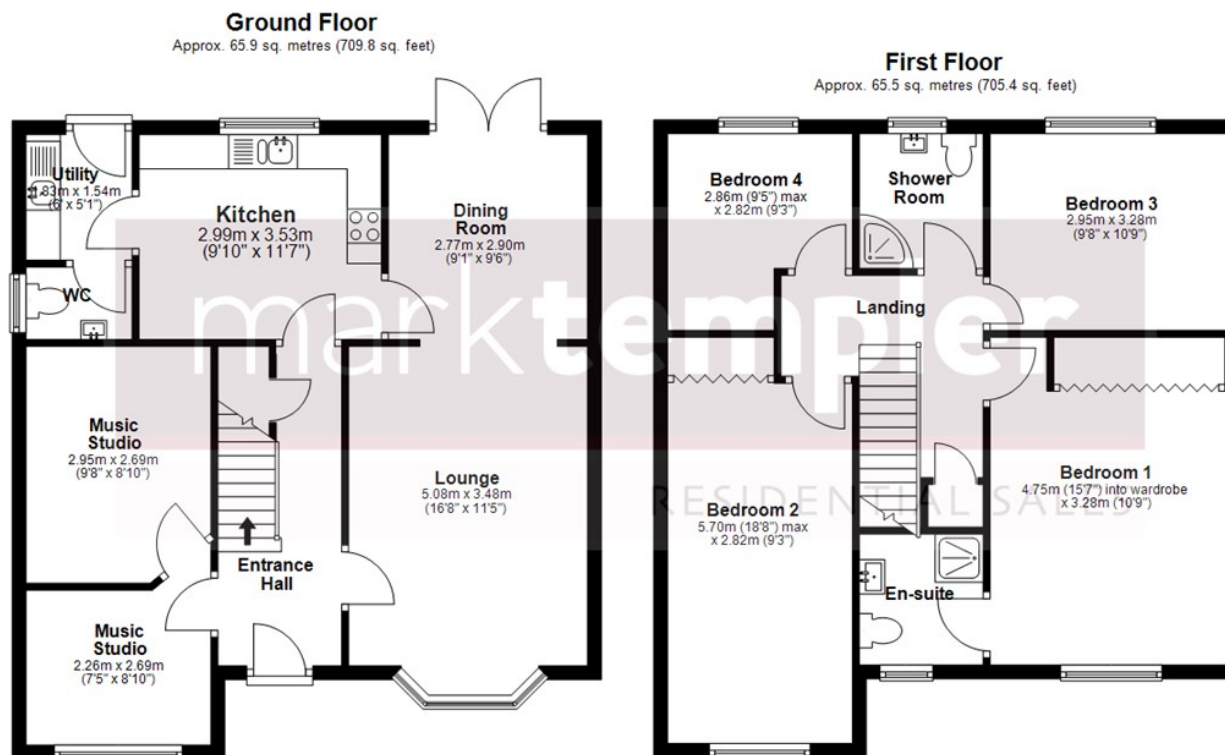
St Mary's village church

Yatton's mainline railway station



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Total area: approx. 131.5 sq. metres (1415.3 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.