

10 North End Road Yatton BS49 4AN

£525,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
1523.40 sq ft



BEDROOMS
4/5



RECEPTION ROOMS
2/3



BATHROOMS
2



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street and double
garage



OUTSIDE SPACE
Front and rear



EPC RATING
C



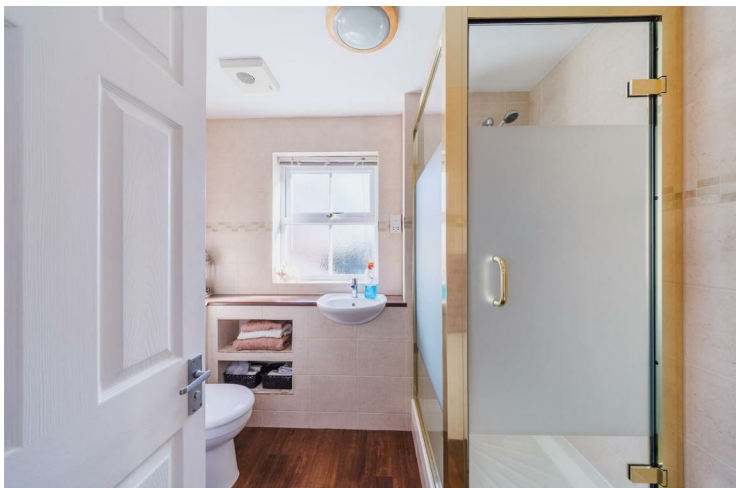
COUNCIL TAX BAND
F

Substantial family home, immaculately presented throughout and situated in Yatton's popular North End with no onward chain - This well-appointed, extended four/five bedroom detached residence, built by the highly regarded Bryant Homes, presents spacious modern accommodation with a generous layout in excess of 1500 sq ft. Upon entering the welcoming hallway, you truly appreciate how light and airy this impressive home is, with its immaculately presented and recently refitted kitchen dining room that enjoys a range of Bosch integrated appliances and central island. The separate sitting room benefits from dual aspect, with bay window to the front and French doors to the rear garden. The additional reception room provides a high degree of versatility, ideal as home office, playroom or ground floor double bedroom. Further ground floor accommodation includes utility and wc. To the first floor you have four bedrooms, principal with ensuite and family shower room.

Outside you enjoy a beautiful rear garden, predominantly laid to well manicured lawn with a pleasant and peaceful patio area, ideal for enjoying on a summer's evening. Securely enclosed with a selection of attractive brick wall and panelled fencing, along with established borders housing mature shrubs and trees. The front is laid to both stone and lawn with a selection of carefully placed established shrubs. Generous off street parking is provided for numerous vehicles to the side of the property plus a double garage.

Situated in Yatton's North End and only a short walk from Yatton mainline railway station connecting to both London and the West Country. Locally you have a range of amenities that include village shops, cafes and many more. The local primary school is only a short walk and also within the catchment of the highly regarded Backwell secondary school and Sixth form. With this much on offer, this home is sure to attract a high level of demand.







Exceptional family residence 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

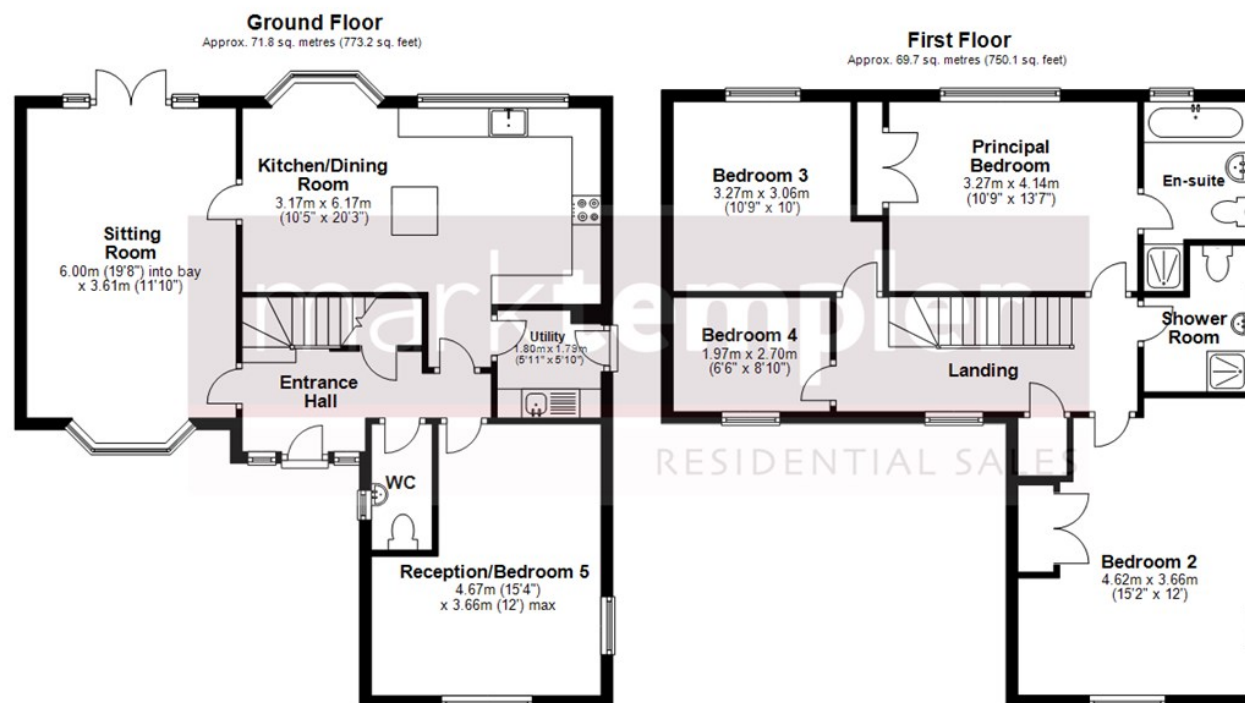
St Mary's village church

Yatton's mainline railway station



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Total area: approx. 141.5 sq. metres (1523.4 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.