

14 Rabbit Close Yatton BS49 4GL

£529,950

marktemppler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
1398.60 sq ft



BEDROOMS
4



RECEPTION ROOMS
3



BATHROOMS
2



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street and garage



OUTSIDE SPACE
Front and rear



EPC RATING
A



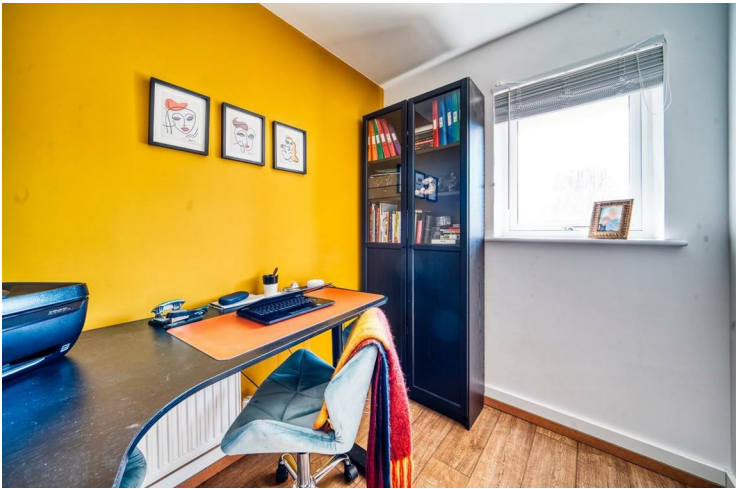
COUNCIL TAX BAND
E

Nearly new four double bedroom family home situated within the popular Eaton Park development, situated at the North end of Yatton – 14 Rabbit Close is built to The Clifton design by Curo Homes in 2022. This superb property delivers stylish, modern, open-plan accommodation with the current owners having completed an exceptional range of upgrades throughout. Traditionally laid out over two floors, creating an ideal practical layout accessed by the spacious entrance hall leading to all principal rooms. The cosy sitting room is to the front of the property, enjoying tasteful décor with shaker style wall paneling. The exceptional kitchen diner family room spans the rear of the property, opening out via bi-fold doors to the rear garden. The kitchen is finished to an exceptional standard with a range of integrated appliances. Opening to the family dining area making this a delightful open plan space, perfect for those who enjoy entertaining. Further ground floor accommodation includes a separate home office and WC. To the first floor, you will find four double bedrooms and family bathroom. The principal bedroom providing en-suite facilities.

Outside, the rear boasts a charming private garden, enclosed by timber feather edge fencing with borders housing a healthy stock of established shrubs. Predominantly laid to manicured lawn and benefitting from two seating areas, one leading from the family dining area, laid to patio and with feature slatted timber surround and another laid to block paving to the rear of the garden, perfect for summer BBQ's. Rear access leads to the off street parking with electrical vehicle charging point and garage. The front is pleasantly set back with a generous border housing a variety of mature shrubs.

This newly built development that is Eaton Park, has proven to be extremely popular, with its convenient location to all of Yatton's amenities including the mainline railway station, junior schools and Somerset countryside.







Beautifully presented family home in the popular Eaton Park development



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

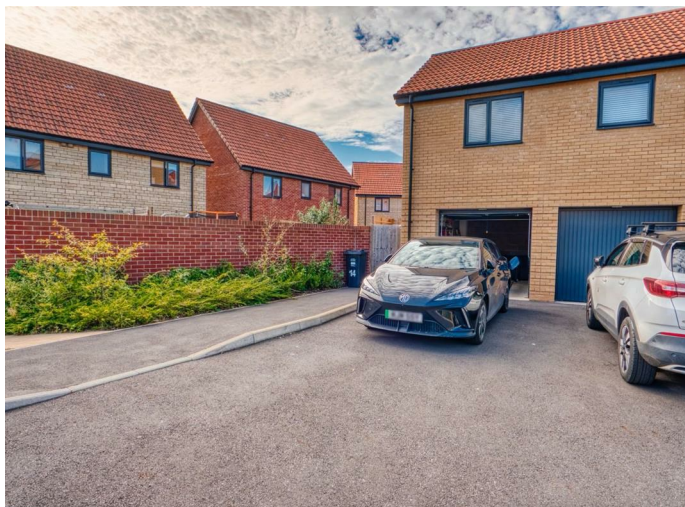
Level access to Yatton's village centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

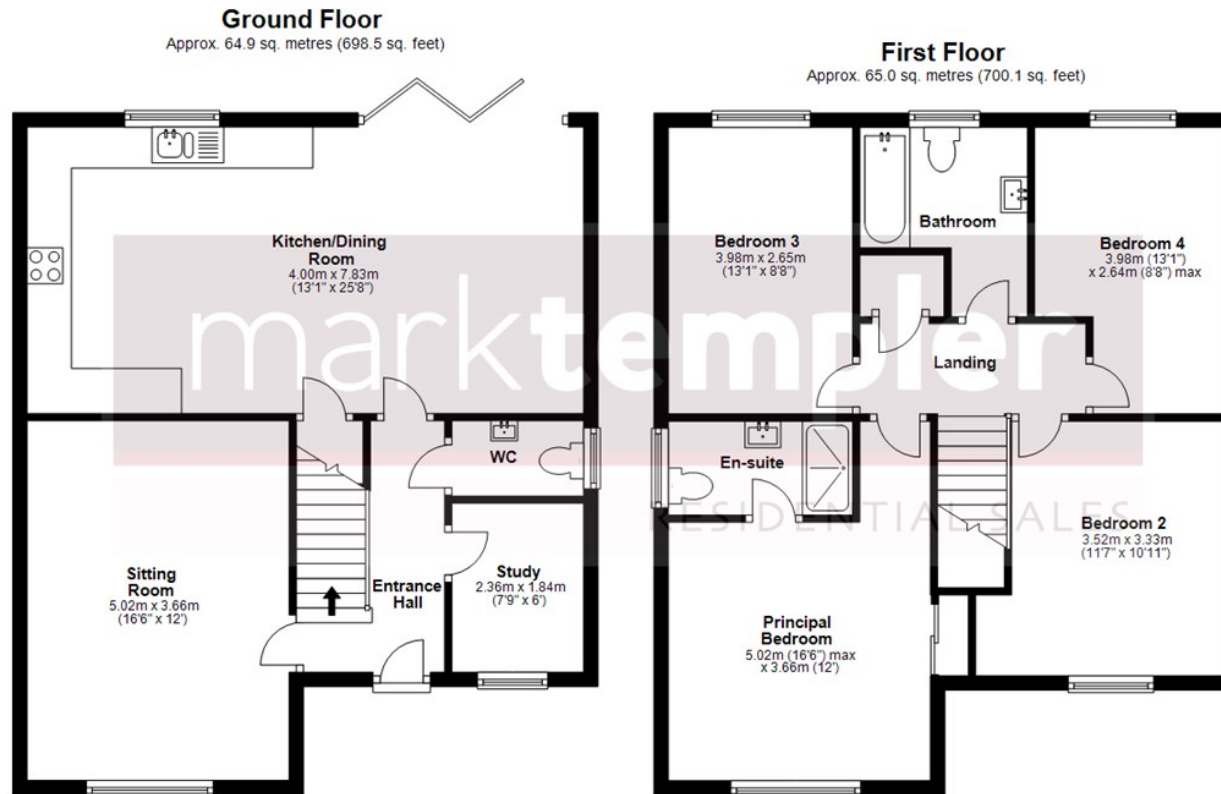
St Mary's village church

Yatton's mainline railway station



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Total area: approx. 129.9 sq. metres (1398.6 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.