

3 Stowey Road Yatton BS49 4HS

£435,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
Detached house



HOW BIG  
1331.20 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
2



BATHROOMS  
2



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off street and garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
C



COUNCIL TAX BAND  
E

Modern four bedroom detached family home boasting solar panels with battery storage – 3 Stowey Road is a beautifully presented, extended house, ideally situated with a delightful outlook over the local countryside and with easy access to Yatton's High Street. Highly efficient solar panels have been installed generating 'free' electricity with battery storage, boosting both the property's eco-friendly and running cost friendly credentials. The light and airy accommodation is immaculately presented with the current owners ensuring only quality fixtures are installed throughout. Accessed via the spacious entrance hall, built by the current owners, creating a welcoming entry point, ideal for returning from winter walks in the country. The open plan kitchen dining room is a wonderful social environment for all occasions and enjoys a well equipped Oak kitchen and dual aspect. The sitting room is a cosy tranquil space for all the family to enjoy. The ground floor also benefits from recently refitted three piece shower room, utility room. Upstairs boast four well proportioned bedrooms and recently re-fitted family shower room.

Outside, the southerly orientated rear garden has been beautifully landscaped with a clever mixture of slate flagstones and two manicured lawns. This is a truly wonderful low maintenance suntrap that is calling for summer entertaining. The front also provides a lawned garden with a selection of established shrubs and trees to the borders. Off street parking is available for numerous vehicles with the additional benefit of an electric vehicle charging point and access to the garage.

Situated on the popular Stowey Road and just a short distance from the highly regarded Yatton Primary School. Ideally situated to be within a short walk from all of Yatton's amenities, including shopping precinct, mainline railway station and wide range of country walks.







## Modern energy efficient home in 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



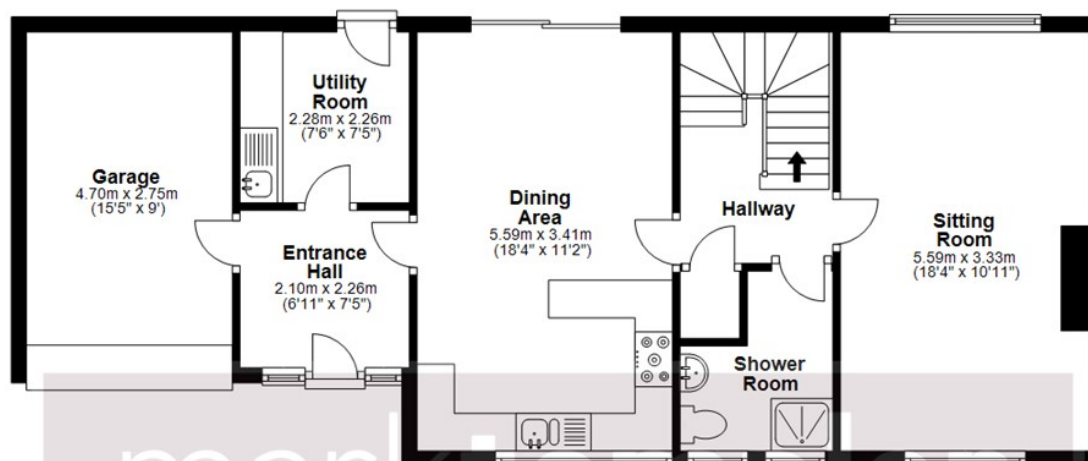
For the latest properties and local news follow  
marktempler residential sales, Yatton on:





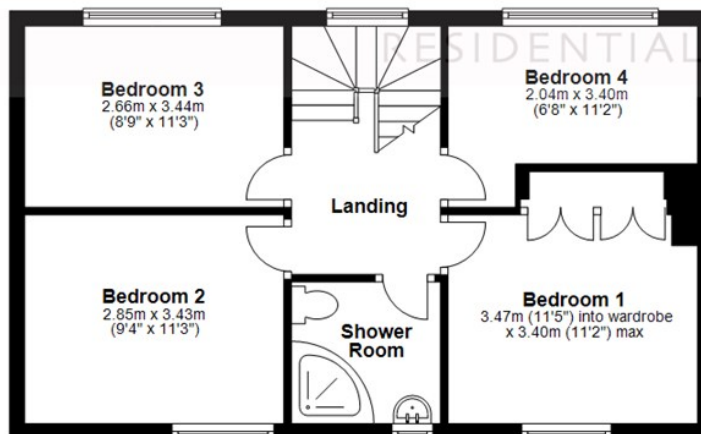
### Ground Floor

Approx. 73.9 sq. metres (795.5 sq. feet)



### First Floor

Approx. 49.8 sq. metres (535.7 sq. feet)



Total area: approx. 123.7 sq. metres (1331.2 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.