

4 Rectory Drive Yatton BS49 4HF

£269,999

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Terraced house



HOW BIG  
810.30 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
2



BATHROOMS  
1



WARMTH  
uPVC double glazing and wall  
mounted electric heaters



PARKING  
Garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
E



COUNCIL TAX BAND  
B



Well presented three bedroom middle terrace property, situated just a short distance from the High Street in Yatton Village. 4 Rectory Drive offers potential buyers an ideal opportunity to take their first step onto the property ladder as it offers light and airy accommodation throughout along with a modern feel. Traditionally laid out over two floors, the entrance hall opens into the private sitting room situated at the front of the property. The kitchen diner spans the rear of this fabulous home and creates a fantastic family living space to enjoy with family or entertain friends. Stairs rise from the entrance hall to the first floor where you will discover three bedrooms along with the family bathroom.

Outside, the rear garden is mainly laid to a patio seating area with a small area also laid to lawn and boasts a great deal of privacy due to the distance it enjoys from the properties behind. To the front, a pathway leads to the main entrance that is flanked on one side by an area laid to lawn with a planted bed containing a variety of shrubs to the front of the property. This family home also boasts the added benefit of a single garage, fulfilling the need for that all important storage.

Rectory Drive is a secluded cul-de-sac in central Yatton, giving you ideal access to the wide array of shops, post office, library and other amenities. Also just a short walk from the village primary school and within the catchment of the highly regarded Backwell Academy. It is rare to find a property offering as much living space at this price, making this property fantastic value for money.



## Three bedroom family home, situated in a quiet cul-de-sac in the village of 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 center
- Yatton's sought after primary schools
- Cadbury House leisure club with celebrity chef restaurant
- St Marys village church
- Yatton's mainline railway station



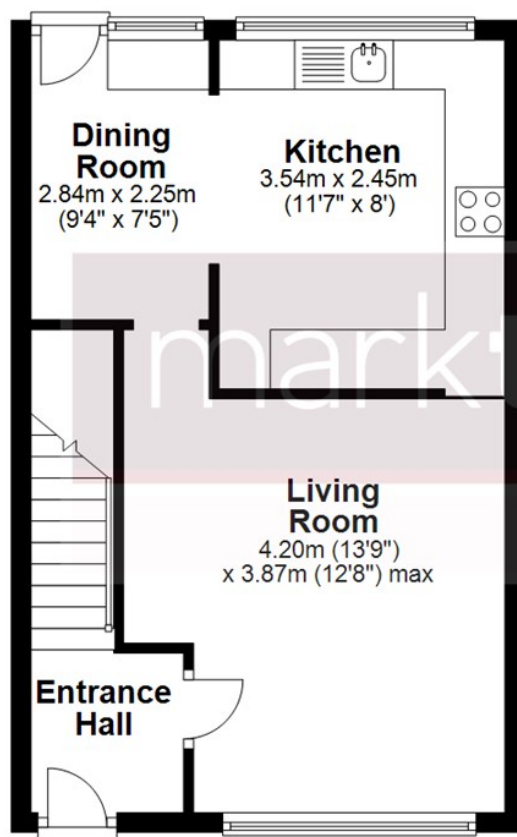
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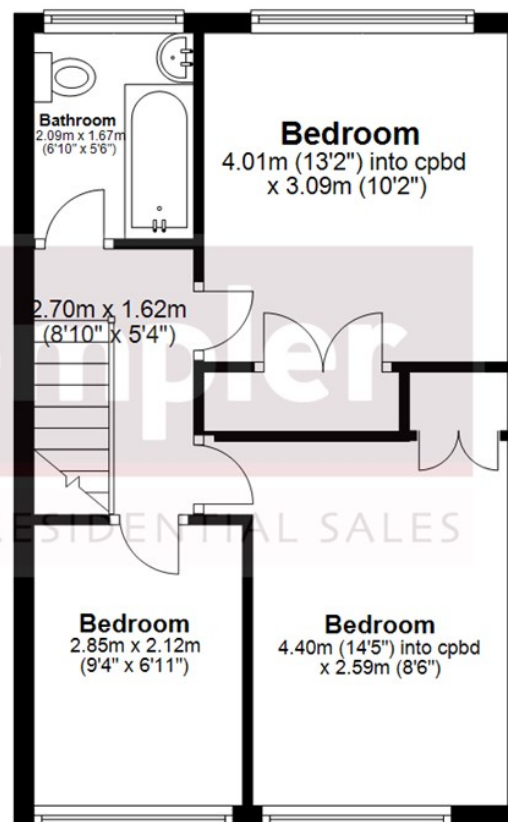
### Ground Floor

Approx. 37.1 sq. metres (399.2 sq. feet)



### First Floor

Approx. 38.2 sq. metres (411.1 sq. feet)



**Total area: approx. 75.3 sq. metres (810.3 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.