

21 Dysons Close Yatton BS49 4DP

£425,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Detached house



HOW BIG  
1386.90 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  
D



COUNCIL TAX BAND  
E



Extended four-bedroom detached family home, centrally situated within the village of Yatton – 21 Dysons Close offers a spacious extended house with well-proportioned versatile layout and corner plot. This loved property is presented to the market with no onward chain and is ideal for those who want to create their dream home with some modernisation required. The light and airy accommodation is accessed via a welcoming entrance hall leading to all principal rooms. The generous sitting room is to the rear of the property with a private setting and enjoys an outlook over the rear garden. The well-appointed kitchen benefits from being extended to the front, becoming a wholesome social hub of the home. A side extension has created an additional reception room, accessed from the kitchen, ideal as a separate dining room big enough to host the whole family. The ground floor accommodation is completed by the cloakroom wc. The first floor boasts four bedrooms, principal with ensuite & dressing room and family bathroom.

Externally, the property boasts a private rear garden, laid to both patio and lawn with planted evergreens and shrubs to the borders. Providing an ideal environment for outdoor entertaining and family activities. The garden offers a blank canvas for landscaping enthusiasts to create their ideal outdoor space. The rear of the garden boasts vehicular access with off street parking for one vehicle to the front of the detached garage. The front is mainly laid to hard standing providing off street parking for numerous vehicles with planted evergreens and decorative tree to the borders creating additional privacy.

Dysons Close is a sought-after cul de sac in Yatton village, benefiting from a fantastic proximity to the village centre, which provides a range of shops, hairdressers, bakers, and the mainline railway station offering direct links to Bristol, Bath, London and the West Country. The local primary school is a short walk and secondary schooling can be found in the nearby village of Backwell.











## Extended family home in Yatton village

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### 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...

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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

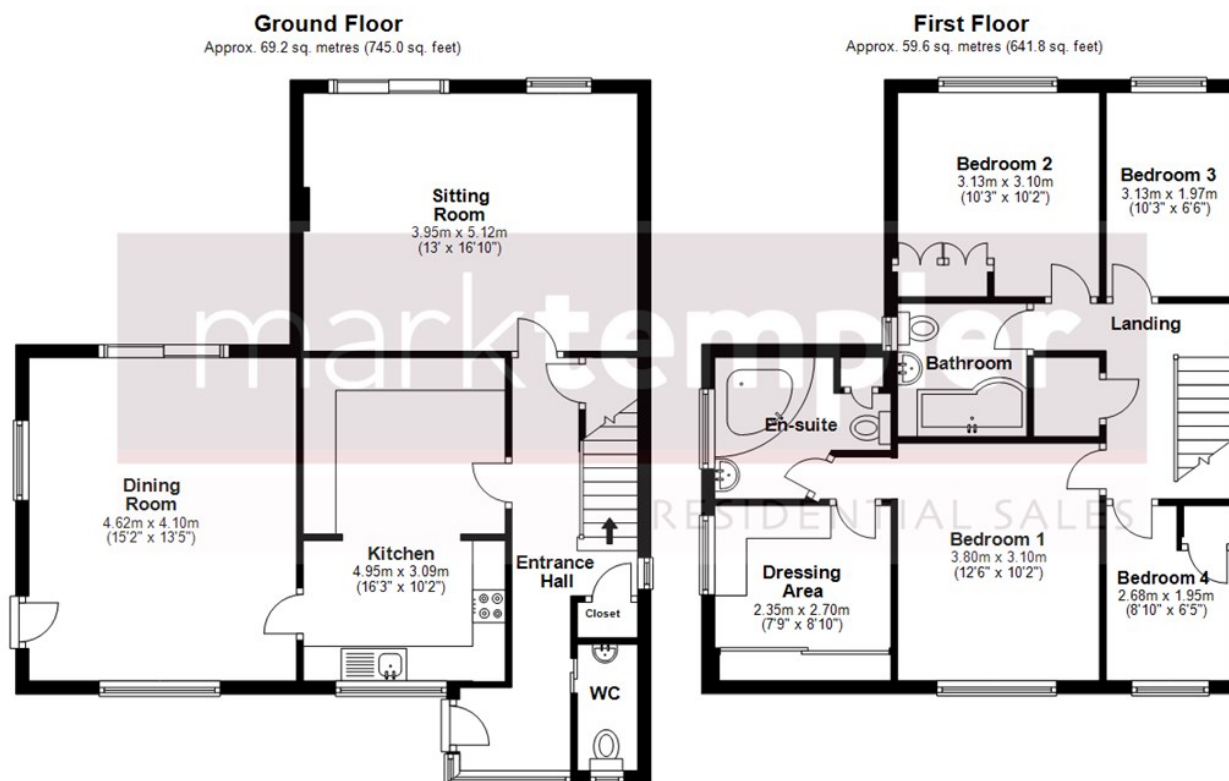
St Mary's village church

Yatton's mainline railway station



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Total area: approx. 128.8 sq. metres (1386.9 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.