

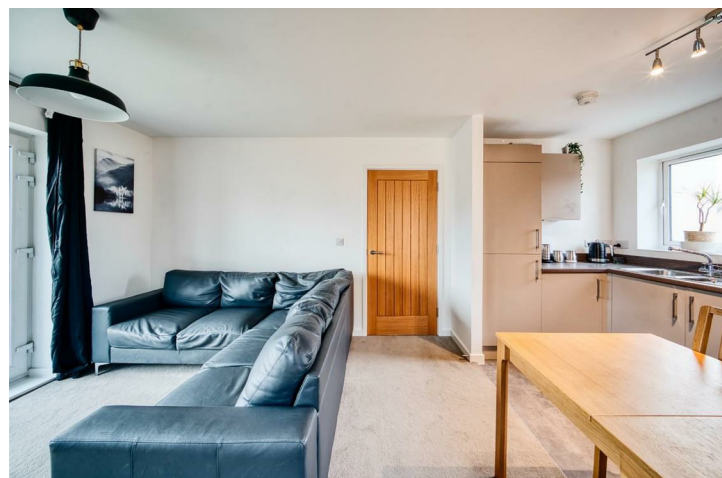
10 Strawberry Drive Yatton BS49 4GA

£225,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
First Floor Apartment



HOW BIG  
564.60 sq ft



BEDROOMS  
2



RECEPTION ROOMS  
1



BATHROOMS  
2



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Allocated off street



OUTSIDE SPACE  
Balcony



EPC RATING  
B



COUNCIL TAX BAND  
B

A fantastic opportunity to purchase this beautifully presented modern two double-bedroom first-floor apartment, offered to the market with no onward chain. Constructed by the highly regarded local developer, Woodstock Homes in 2020, this delightful two double-bedroom property presents an ideal opportunity for both first-time buyers and investors alike. Offering modern living, along with the option of purchasing all furniture in situ for ultimate convenience. The spacious accommodation is accessed via a communal entrance with a telephone intercom providing secure access for visitors. The apartment itself enjoys a spacious hallway with generous double storage cupboard, open plan living accommodation that has been cleverly divided into a kitchen dining room and a cosy lounge that opens onto a private balcony via French style doors, two bedrooms, and a bathroom. The principal bedroom provides the convenience of en-suite facilities and fitted wardrobes.

This wonderful apartment offers outside space in the form of an enclosed private balcony, ideal for warm summer evenings. Allocated parking is also available along with an internal bike store that can be accessed from the communal area.

Strawberry Drive is a short level walk to all the amenities Yatton has to offer, with its range of shops, hairdressers, bakers, as well as being on a level to the main line railway station offering direct links to Bristol, Bath, London and the West Country.



## Modern first floor apartment in central 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.

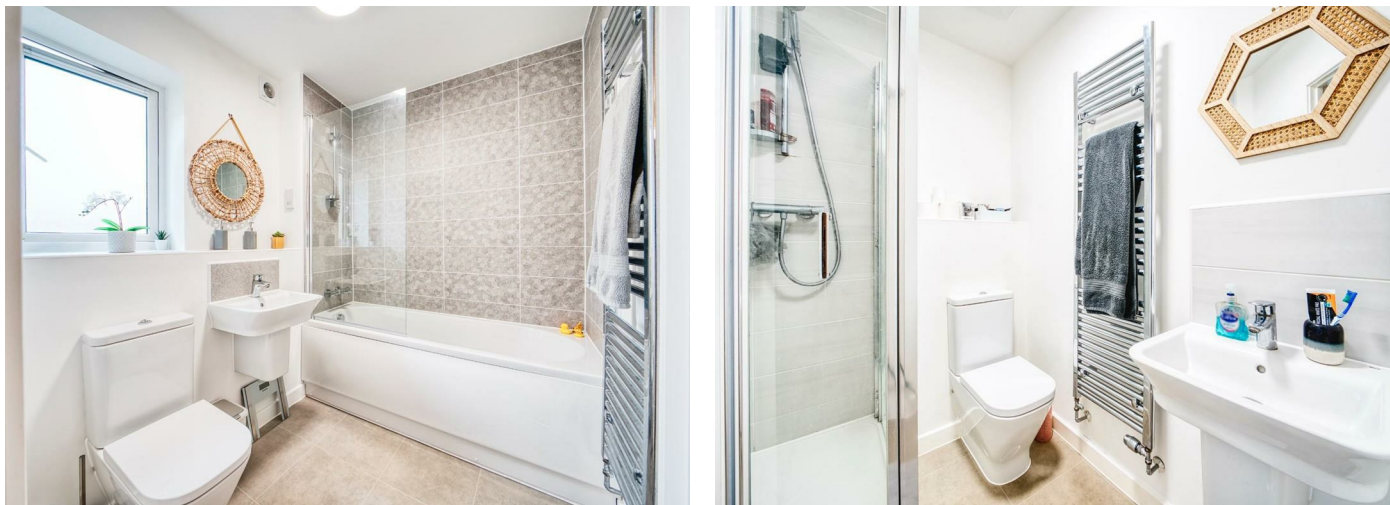
Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal 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...

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- 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



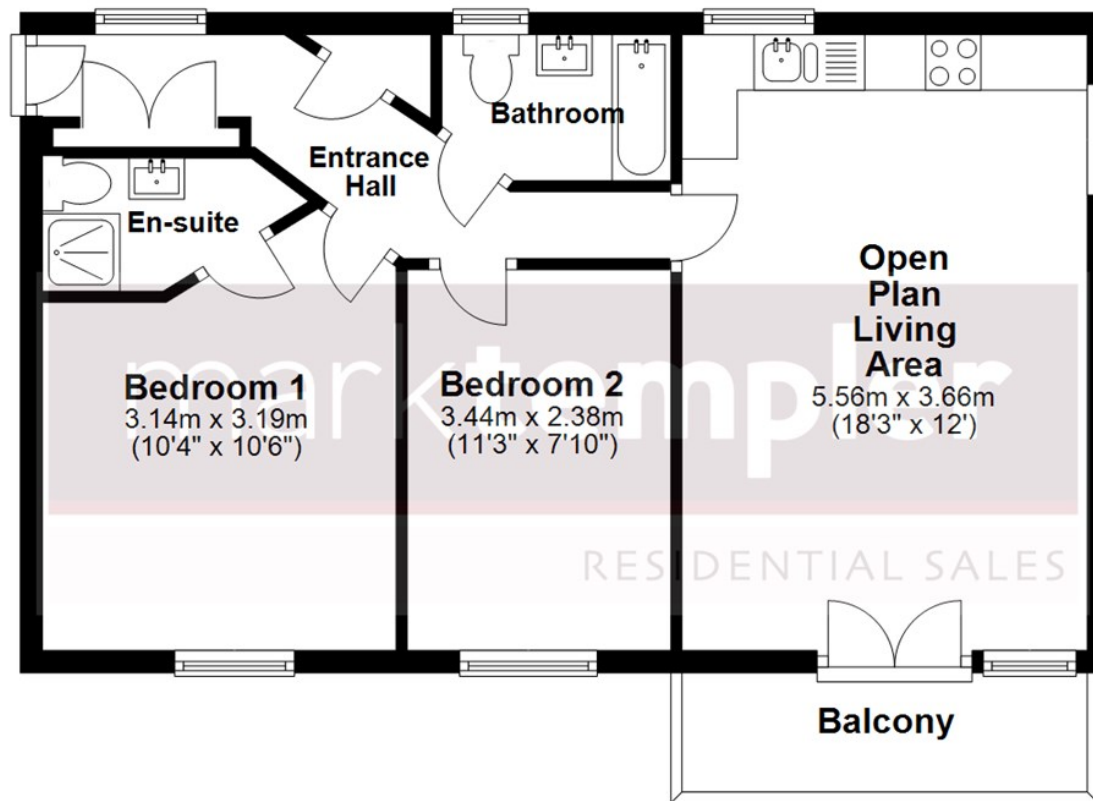
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### First Floor

Approx. 52.5 sq. metres (564.6 sq. feet)



**Total area: approx. 52.5 sq. metres (564.6 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.