

19 Stowey Park Yatton BS49 4JX

£399,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

Detached bungalow



HOW BIG

886.90 sq ft



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

uPVC double glazing and gas central heating



PARKING

Off street and garage



OUTSIDE SPACE

Front and rear



EPC RATING

D



COUNCIL TAX BAND

D

Positioned in a peaceful and sought-after cul-de-sac, this charming three-bedroom detached bungalow is perfect for those seeking a single-storey home that combines comfort and practicality. Offered to the market with no onward chain, the property boasts a thoughtful layout with bedrooms positioned at the front and living spaces to the rear, making the most of its lovely garden views. The bright dual-aspect sitting room is an inviting space to unwind, while the kitchen-breakfast room provides a functional and well-planned area, complete with plenty of storage and workspace. All three bedrooms are well-proportioned and versatile, with options for a home office or hobby room. Completing the internal accommodation is a recently refitted shower room, designed with both style and convenience in mind.

The outdoor spaces are equally appealing, with an enclosed southerly orientated rear garden, cleverly landscaped for low maintenance. Featuring a mix of patio, slate chippings and lawn, offering an ideal setting for relaxing or entertaining. The established front garden is beautifully stocked with an array of mature shrubs, creating a welcoming first impression. Practicality is ensured with off-street parking and a single garage, providing plenty of space for vehicles and storage.

Stowey Park is a peaceful cul de sac situated on the southern end of Stowey Road, and provides easy access to Yatton shopping precinct. Hangstones pavilion and playing fields and Claverham Cricket Club are also within a short level walk. Yatton's mainline railway station is located in the north end of the village.



Well presented three bedroom bungalow situated in Yatton's cul de sac



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

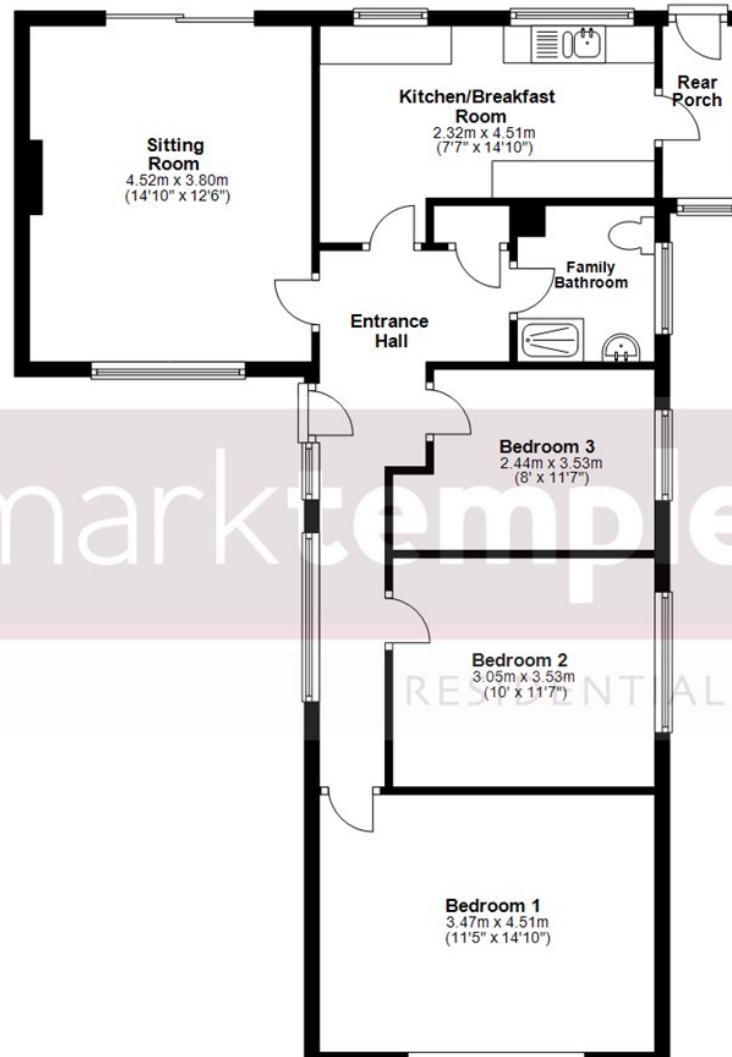
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Ground Floor

Approx. 82.4 sq. metres (886.9 sq. feet)



Total area: approx. 82.4 sq. metres (886.9 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.