

6 Blackcap Avenue Yatton BS49 4FL

£599,950

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Detached house



HOW BIG  
1597.40 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
3



BATHROOMS  
3



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off street and garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
B



COUNCIL TAX BAND  
F



This stunning 4/5 double bedroom detached home located within the sought-after Chestnut Park development, built by Messrs Bloor Homes in 2019. Offered to the market with no onward chain, this beautifully presented property showcases the highly desirable Osterley design, providing spacious and well-appointed accommodation throughout. Accessed via a spacious entrance hall leading to all principal rooms. The heart of the home is the exceptional open-plan kitchen diner family room, a superb social space perfect for entertaining or spending time together, with direct access to the rear garden. The well appointed kitchen benefits from a range of wall and base units plus Bosch integrated appliances. The ground floor also features a spacious separate sitting room, a bay-fronted study that could serve as a fifth double bedroom, a utility room, and a WC. Upstairs, four double bedrooms provide excellent flexibility for family life, with two benefiting from en-suite shower rooms, including the principal suite, which also enjoys a dressing room. A stylish family bathroom completes the first-floor accommodation.

Externally, the rear has been designed to suit family life and is enclosed with areas laid to lawn, and a patio seating area, providing a wonderful space to sit, relax and take full advantage of the summer sun. The garden also benefits from an outbuilding which is ideal as a workshop or separate home office. The side provides tandem off street parking for two vehicles with an oversized garage. The front enjoys a paved pathway leading to the main entrance, flanked by attractive, well stocked mature shrub beds, with a decorative stone.

Blackcap Avenue is situated within the spacious development, Chestnut Park, in the north end of Yatton. This newly built development has proven to be extremely popular with the convenient location to all of Yatton's amenities, including the brand new Chestnut Park Primary School, mainline railway station and Somerset countryside.













## Exceptional modern family home in Yatton's popular Chestnut Park



### 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

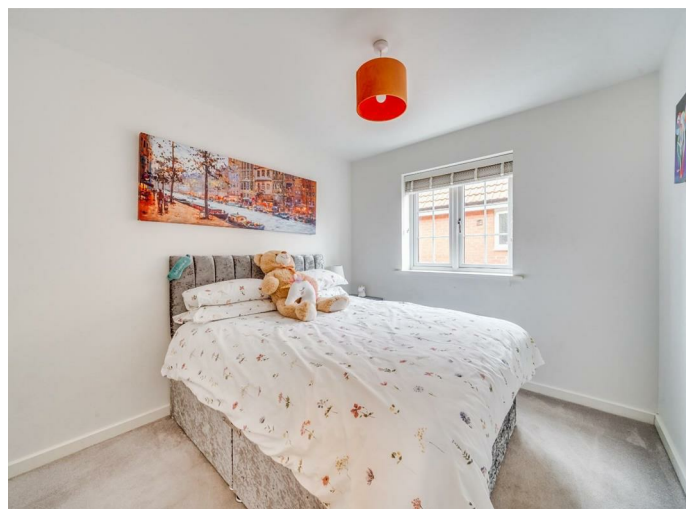
Level access to Yatton's village centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

St Mary's village church

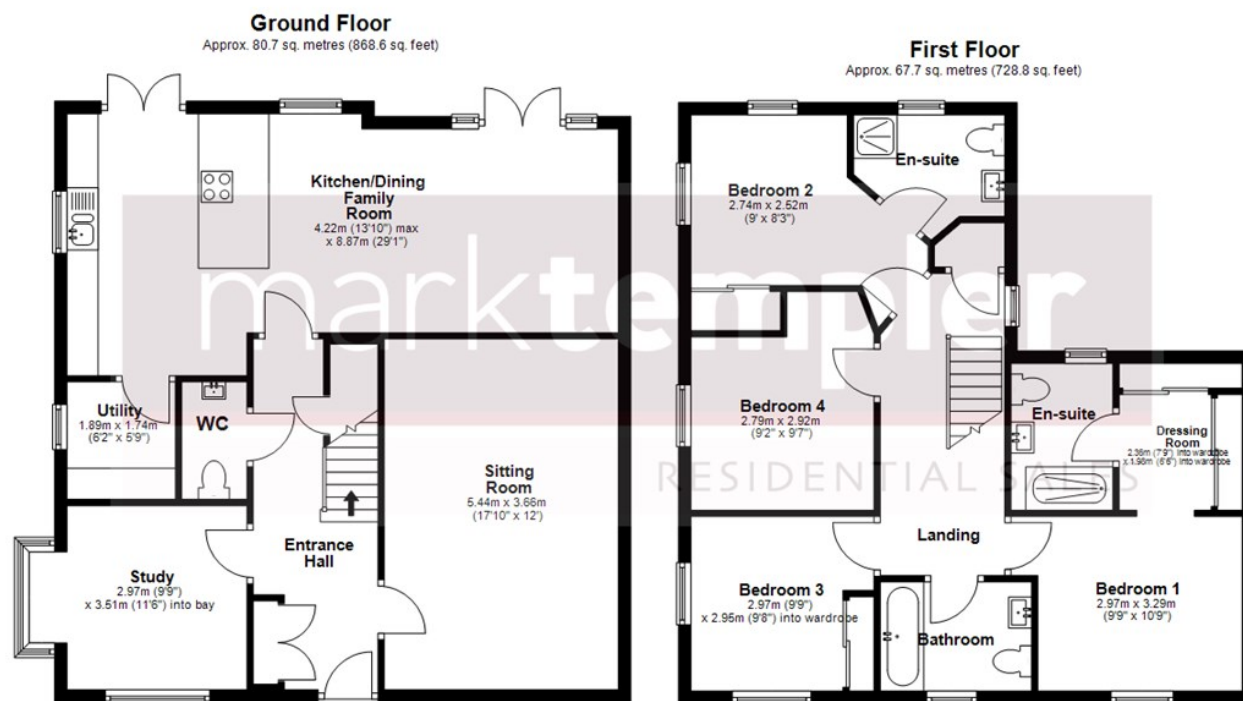
Yatton's mainline railway station



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Total area: approx. 148.4 sq. metres (1597.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.