

Trelorn Cherry Grove Yatton BS49 4DJ

£395,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
1192.10 sq ft



BEDROOMS
4



RECEPTION ROOMS
2



BATHROOMS
1



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street and two
garages



OUTSIDE SPACE
Front, rear and side



EPC RATING
C



COUNCIL TAX BAND
E

Trelorn presents an exciting opportunity to create your ideal family home, offered to the market with no onward chain. Conveniently situated within the sought-after Cherry Grove, this generously proportioned detached house is perfectly suited for growing families or those looking to put their personal stamp on a property. The ground floor is accessed via a spacious entrance hall and features a bright and airy open-plan lounge diner with dual aspect, providing a welcoming space for entertaining and relaxing, with glazed doors leading into the conservatory. A separate fitted kitchen offering practicality, while a convenient ground floor WC adds functionality. Upstairs, four well proportioned bedrooms providing ample space for family living, alongside a wet room. While in need of modernisation, the property boasts fantastic potential, with the possibility to extend to both the side and rear (subject to planning) to maximise its already spacious layout.

Surrounding the property, the gardens provide a mix of practicality and charm. The rear garden, designed for low maintenance, laid to patio, perfect for alfresco dining or enjoying a peaceful morning coffee. The front and corner gardens are laid to lawn, giving the property a fresh and inviting feel. Off-street parking is well-catered for with a driveway and garage, in addition to a second garage conveniently located just across the road.

Situated on the popular Cherry Grove in the heart of Yatton, and just a short distance from the highly regarded Yatton Primary School. Ideally situated to be within a short walk from all of Yatton's amenities, including shopping precinct, mainline railway station and wide range of country walks.

Trelorn is ready to be transformed into a wonderful family home, combining space, potential, and an enviable location.







Corner plot in the heart 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

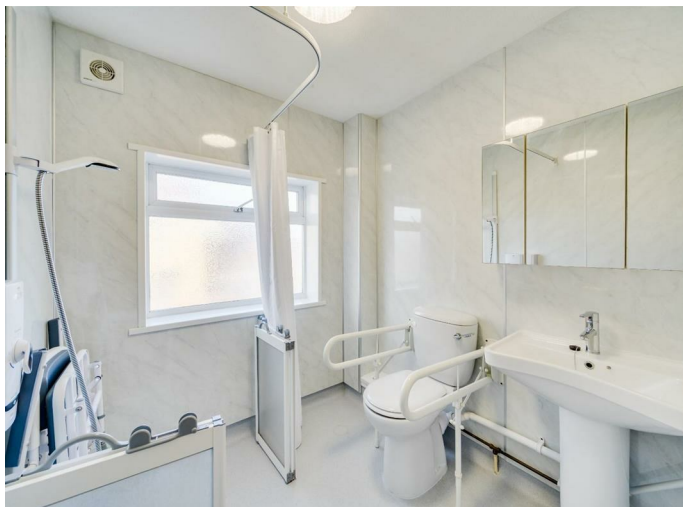
Level access to Yatton's village centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

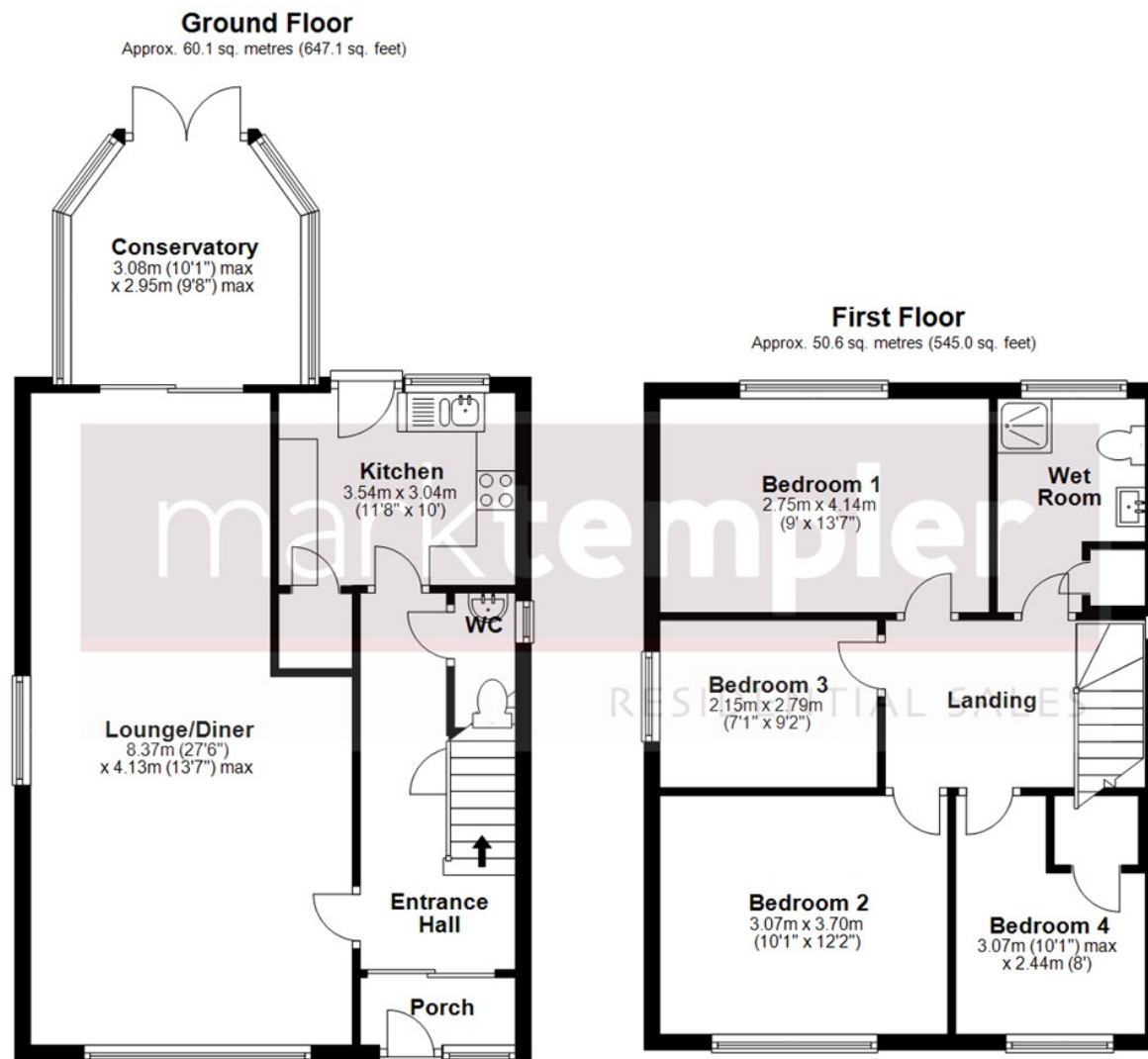
St Mary's village church

Yatton's mainline railway station



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Total area: approx. 110.8 sq. metres (1192.1 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.