

107 High Street Yatton BS49 4DR

£300,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Terraced house



HOW BIG  
1017.10 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
2



BATHROOMS  
1



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  
D



A charming mid-terrace period house, providing fantastic access to the village centre of Yatton - 107 High Street is a property with an abundance of charm, offering a classic Edwardian layout with a contemporary finish and social layout. The tasteful accommodation benefits from features such as decorative coving and stripped floorboards in some rooms, providing the character you would hope to find, and is laid out traditionally over two floors with a beautiful bay-fronted sitting room to the front complete with a cosy log-burning fire. The hub of the home is situated to the rear of the property, a wonderful open-plan modern kitchen diner with double doors opening out onto the rear garden from the dining area. Stairs rise from the entrance hall where you will find two generous double bedrooms along with a further single, the family bathroom completes the internal accommodation on offer.

Outside, the rear garden boasts a southwest orientation that provides you with afternoon and evening sun to take advantage of during the summer months. This area is a low-maintenance affair, with areas laid to the patio and a central pathway leading to a gate offering rear access. Various raised beds break the space up nicely, while a covered area provides handy storage space and an area for storing logs for the log-burning stove. You will also discover a further garden store and an outside WC. To the front, steps rise to the main entrance, flanked on one side by a rockery that is planted with a variety of shrubs. There is also off-street parking and the added benefit of a garage that can be found just across the road from the property.

The village of Yatton is renowned as being ideal for family life, enjoying its own primary school, wide array of shops, doctors and dental surgeries, public library and church. For those looking to commute, there is a mainline railway connecting to Bristol, Bath, London and the South West, with the M5 motorway network accessed a short distance away













Beautiful period home, ideally situated for access to all of Yatton's amenities



#### 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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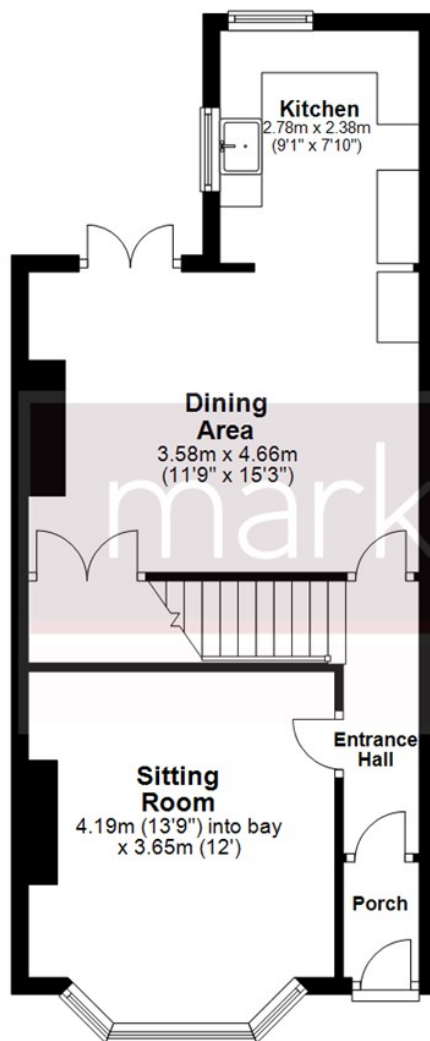






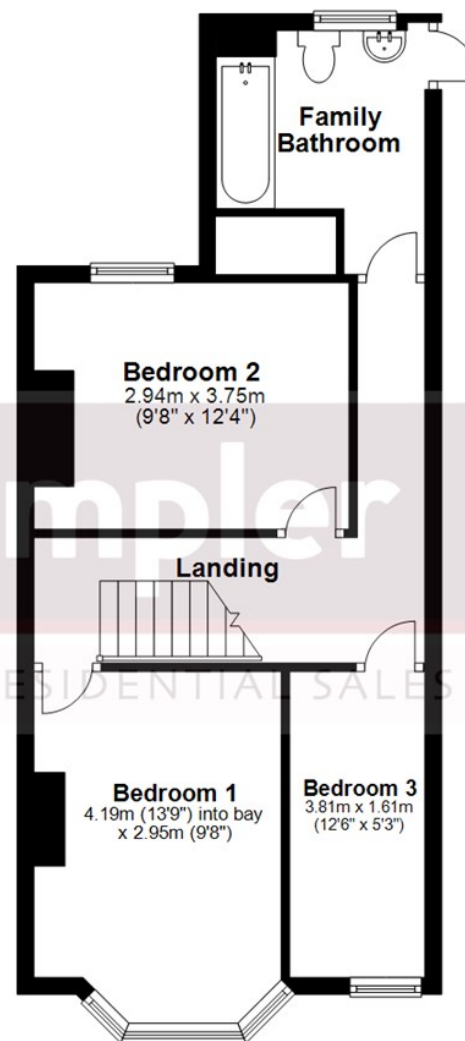
### Ground Floor

Approx. 47.2 sq. metres (507.8 sq. feet)



### First Floor

Approx. 47.3 sq. metres (509.3 sq. feet)



Total area: approx. 94.5 sq. metres (1017.1 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 misstatement. 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.