

34 Cadbury Farm Road Yatton BS49 4HW

£375,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Semi-detached house



HOW BIG
1226.00 sq ft



BEDROOMS
4



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 wonderful four-bedroom semi-detached family home, situated within a quiet cul-de-sac, close to countryside walks in the village of Yatton - 34 Cadbury Farm is situated on the edge of the village in a quiet and tranquil location, yet still provides convenient access to the amenities that this popular village has to offer, including the mainline train station. This wonderful home is slightly elevated from the road, offers well-balanced accommodation, and boasts a wonderful amount of natural light along with a modern layout. Internally, an entrance porch opens into the sitting room, spanning the entire front of the property and opening into both the dining area and kitchen. To the rear, the dining room has been opened into the kitchen to create an open-plan kitchen diner, ideal for modern living and socialising. There is also a separate utility room that opens onto the rear garden with WC door adjacent. A small second staircase leads to a handy storage room and completes the ground floor. Upstairs you have four bedrooms along with a shower room, two of the bedrooms benefit from built-in storage.

Outside, the rear garden is enclosed and laid mainly to lawn which is bordered by planted beds containing a variety of shrubs and bushes. A patio seating area is situated in the corner, providing a wonderful spot to sit and enjoy the evening sun. A secure side gate provides access to the front of the property where a driveway provides off-street parking and leads to the single garage, flanked on both sides by areas laid to plumb slate chippings. A pathway leads to steps that rise to a storm porch and main entrance.

Cadbury Farm Road is a quiet cul-de-sac, located in an idyllic edge of village position. This popular road is within walking distance to Yatton centre which provides a range of shops, hairdressers and bakers as well as being on a level walk to the main line railway station offering direct links to Bristol, Bath, London, and the West Country. The local primary and junior school is only a short walk away and the highly popular secondary school can be found in the nearby village of Backwell.







Four-bedroom family home, situated within a quiet cul-de-sac in the village 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



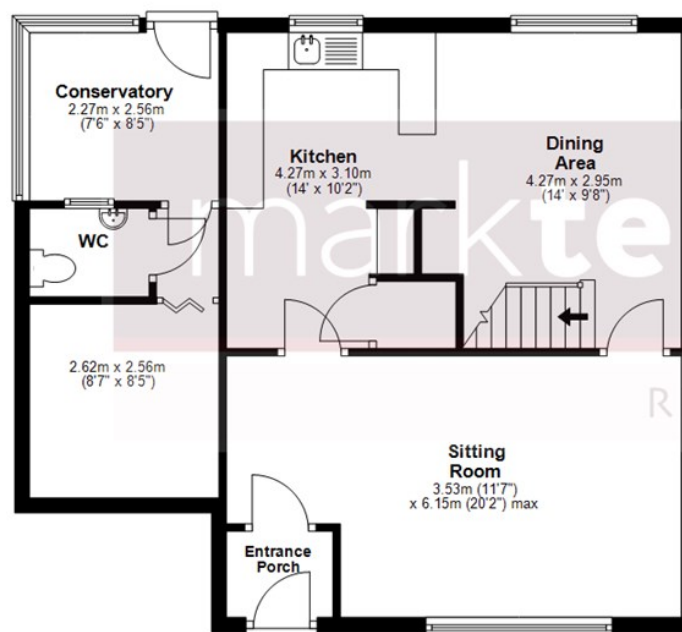
For the latest properties and local news follow
marktempler residential sales, Yatton on:





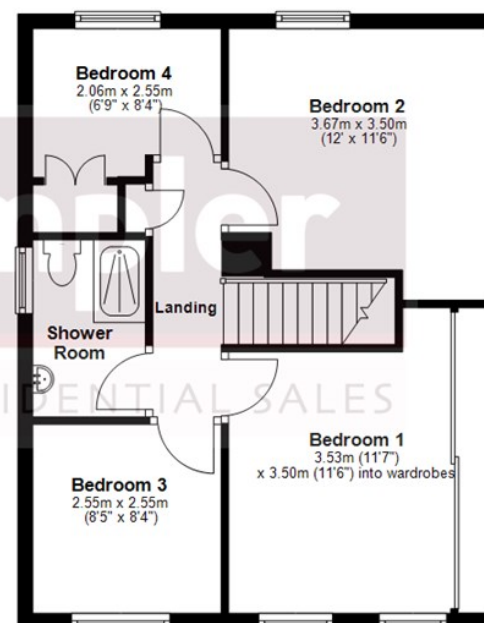
Ground Floor

Approx. 65.2 sq. metres (702.3 sq. feet)



First Floor

Approx. 48.7 sq. metres (523.8 sq. feet)



Total area: approx. 113.9 sq. metres (1226.0 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.