

217 Stowey Road Yatton BS49 4QU

£289,950

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Terraced house



HOW BIG  
1037.00 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
2



BATHROOMS  
1



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
On street



OUTSIDE SPACE  
Front and rear



EPC RATING  
D



COUNCIL TAX BAND  
B



Ideally situated three bedroom family home pleasantly set back from popular Yatton road - 217 Stowey Road is a well presented modern house offering stylish and practical accommodation, perfect for modern family living. The spacious light and airy accommodation is accessed via a generous entrance hall leading to all principal rooms. A welcoming sitting room creates a tranquil peaceful environment for the whole family to relax, with French doors opening into the conservatory - perfect for enjoying natural light and views over the garden. The kitchen dining room boasts a sleek modern fitted kitchen and practical dining area creating the social hub of the home. A convenient WC completes the ground floor. Upstairs, three well-proportioned bedrooms are all served by a family bathroom with a three-piece suite.

The outdoor space is equally appealing, with a westerly-facing rear garden that is fully enclosed, offering a private and secure lawned area for children to play or for hosting summer gatherings on the patio. The pretty front garden adds charm and kerb appeal, setting the tone for this inviting home.

Situated on the popular Stowey Road 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.













## Well presented three bedroom family home in 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...

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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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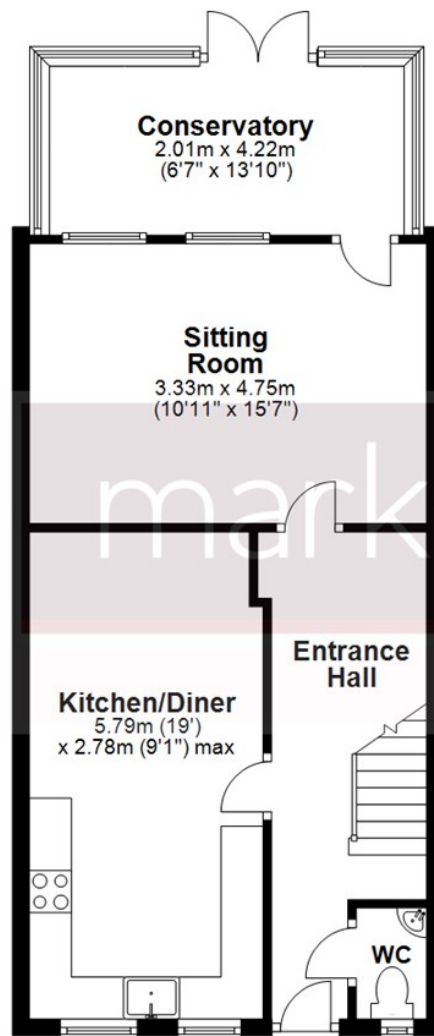






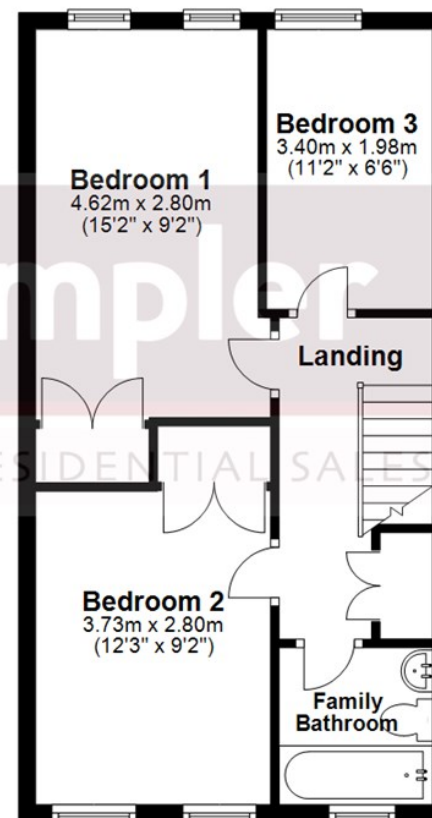
### Ground Floor

Approx. 52.6 sq. metres (565.7 sq. feet)



### First Floor

Approx. 43.8 sq. metres (471.2 sq. feet)



**Total area: approx. 96.3 sq. metres (1037.0 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 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.