

32 Stowey Road Yatton BS49 4HX

£525,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
1725.40 sq ft



BEDROOMS
6



RECEPTION ROOMS
3



BATHROOMS
2



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street and garage



OUTSIDE SPACE
Front and rear



EPC RATING
C



COUNCIL TAX BAND
E

Situated on the sought-after Stowey Road, this extended six-bedroom detached home is perfect for a growing family, offering over 1,700 sq ft of flexible living accommodation and positioned within close proximity to Yatton's well regarded primary and infant schools. The property is being sold with no onward chain, making it an ideal choice for those looking to move without delay. Inside, the home boasts three spacious reception rooms, providing ample space for relaxing, entertaining, or creating a home office. The well-proportioned kitchen diner serves as the practical hub of the home, opening onto the rear garden and complemented by a separate utility area. The clever layout also includes a ground-floor shower room, adding convenience for busy households. Upstairs, there are six generously sized bedrooms, ideal for family living or those requiring additional space for guests or hobbies, alongside a family bathroom for added comfort.

Outside, the property benefits from an enclosed rear garden laid to decking and lawn with a scattering of mature shrubs and bushes giving it a very natural feel and offering plenty of space for outdoor enjoyment while enjoying the lovely views over the adjoining playing fields, making it an ideal spot to relax or entertain friends and family. To the front, there is a large driveway laid to decorative stone, providing off-street parking for several vehicles for all your family's needs.

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 a wide range of country walks.







Substantial six bedroom detached house, positioned on a popular residential road in Yatton village



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

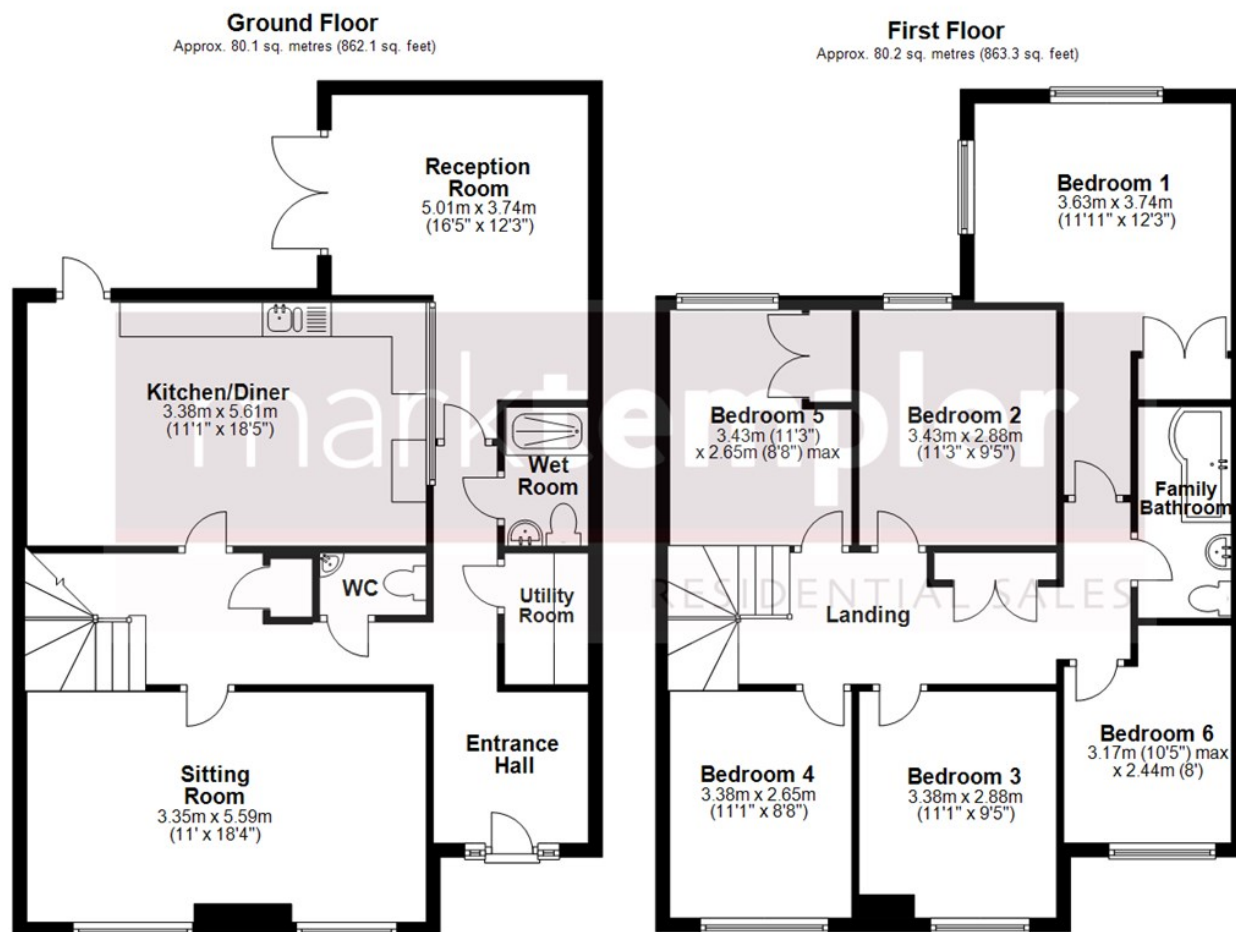
St Mary's village church

Yatton's mainline railway station



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Total area: approx. 160.3 sq. metres (1725.4 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.