

32 Cadbury Farm Road Yatton BS49 4HW

£369,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Semi-detached house



HOW BIG
1214.70 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
C



COUNCIL TAX BAND
D

Semi-detached family home, situated within a delightful cul de sac on the fringes of Yatton village - 34 Cadbury Farm Road is a wonderful four/five bedroom semi-detached family home, tucked away on the edge of the village, close to country walks whilst still providing easy access to the village amenities. The property offers a slightly elevated position from the road and offers light and airy accommodation throughout and views across the neighboring countryside from the first-floor. Steps rise from the driveway to a storm porch that provides access to the entrance porch that in turn opens into the sitting room that spans the front of the property. The hub of the home is to the rear, an open-plan kitchen diner, ideal for modern living. A door from the kitchen diner leads to a rear porch where you will find the convenience of a WC, along with a second staircase, leading directly to a separate study/fifth bedroom. This room is tucked away and extremely private making it ideal for those who now enjoy working from home. Upstairs you have four bedrooms along with a family bathroom, two of the bedrooms benefit from built-in storage, the principal bedroom also offers a range of built in storage.

Outside, the rear garden is fully enclosed with a secure gate providing access to the front. A patio seating area is available for BBQs during the summer months with family and friends with, a further area laid to lawn, bordered by a variety of mature shrubs and bushes. To the front, a driveway provides off-street parking for two vehicles and leads to the single garage, bordered by hedging and a planted bed containing an assortment of colourful flowers.

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/five bedroom family home, nestled within a quiet cul-de-sac on the fringes 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

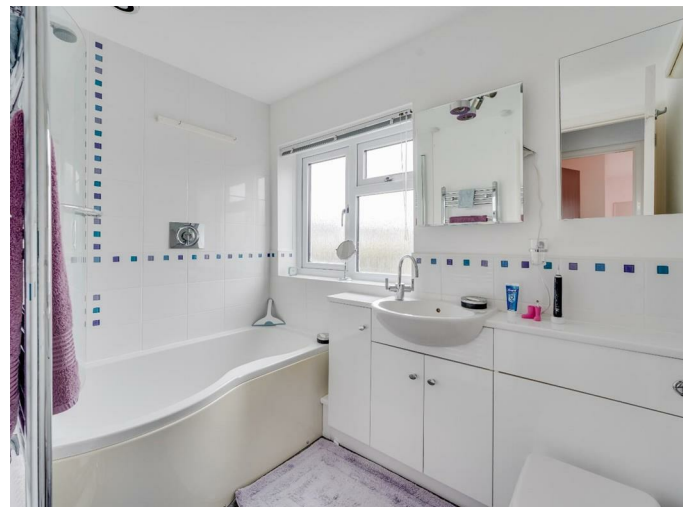
Level access to Yatton's village centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

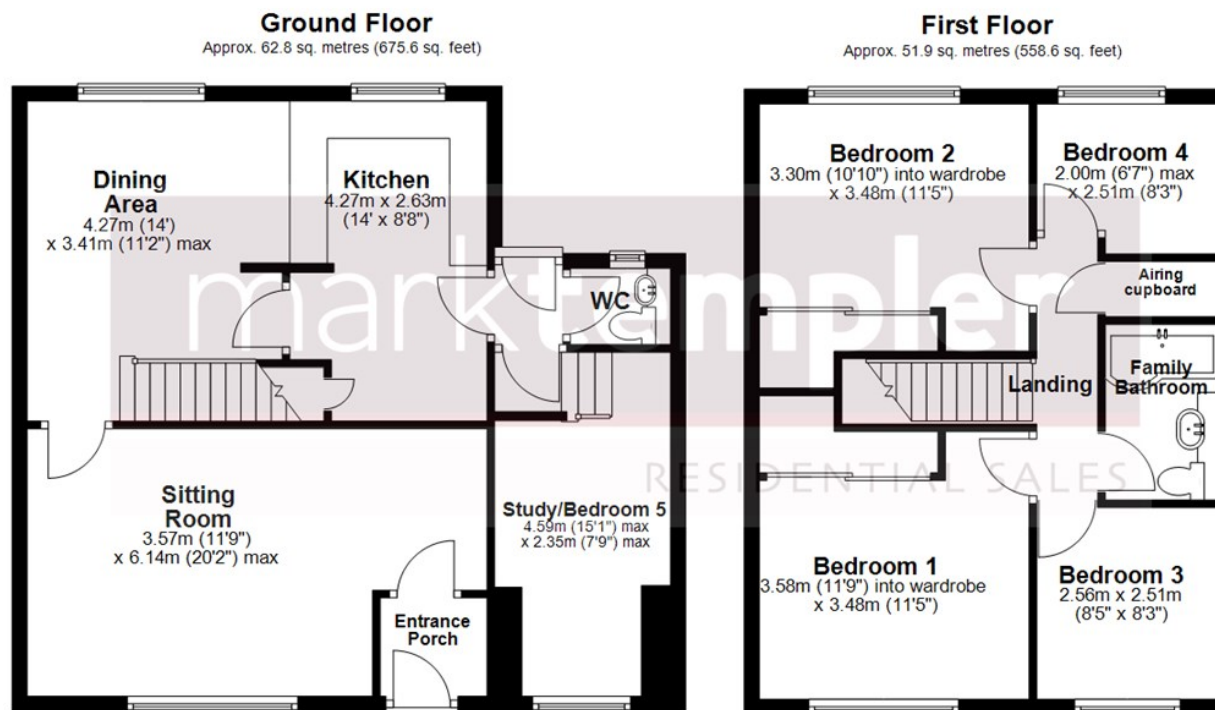
St Mary's village church

Yatton's mainline railway station



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Total area: approx. 114.7 sq. metres (1234.2 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.