

42 Horsecastle Close Yatton BS49 4AY

£435,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Detached house



HOW BIG  
1190.70 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
2



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  
C



Beautifully presented four-bedroom detached family home, ideally situated for access to the main line railway station in Yatton's North End – 42 Horsecastle Close enjoys a pleasant situation at the end of a peaceful cul-de-sac and offers potential buyers convenient access to the village amenities along with well-balanced accommodation, traditionally laid out over two floors. The light and airy accommodation is accessed via an entrance hall that opens into the sitting room to the front of the property. The dining area is open to the sitting room and in turn opens onto the rear garden via sliding doors while adjacent is the well-appointed kitchen breakfast room that boasts a wonderful amount of storage and allows access to both the rear garden and integral access to the garage. The convenience of a WC completes the ground floor. To the first floor, you will find four bedrooms and a family bathroom. The principal bedroom offers en-suite facilities.

Outside, the rear garden is enclosed by a natural stone wall and fencing panels with an area laid to lawn flanked by two patio seating areas for your enjoyment. Planted beds border the area, containing a variety of shrubs and bushes that soften the space beautifully, making it an ideal spot to unwind. The front is a low-maintenance affair, enclosed by a stone wall and fencing panels. Areas laid to decorative stone flank the block paved driveway that provides off-street parking for two vehicles and leads to the garage. A raised bed contains a variety of shrubs and is finished with wood mulch.

Horsecastle Close is situated at the North End of Yatton and only a short walk from Yatton's mainline railway station connecting to both London and the West Country. Locally you have a range of amenities that include village shops, cafes and many more. The local primary school is only a short walk and also within the catchment of the highly regarded Backwell secondary school and Sixth form. Bristol International Airport is located just 6.5 miles away.



## Beautifully presented, four bedroom detached family home in Yatton's North End



### 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.

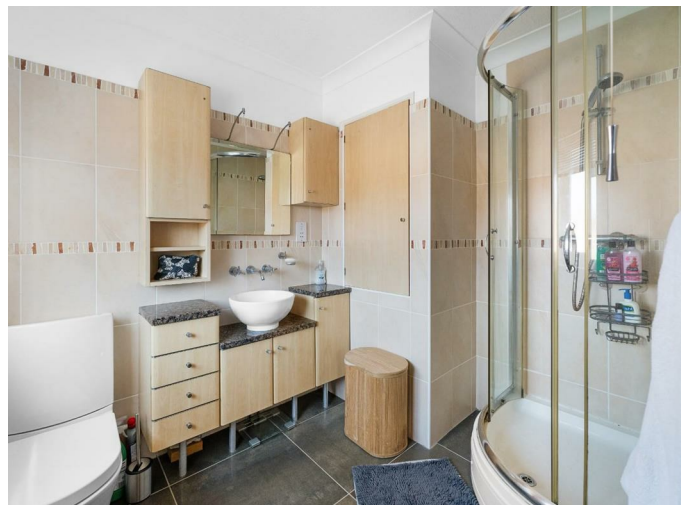
Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal 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.





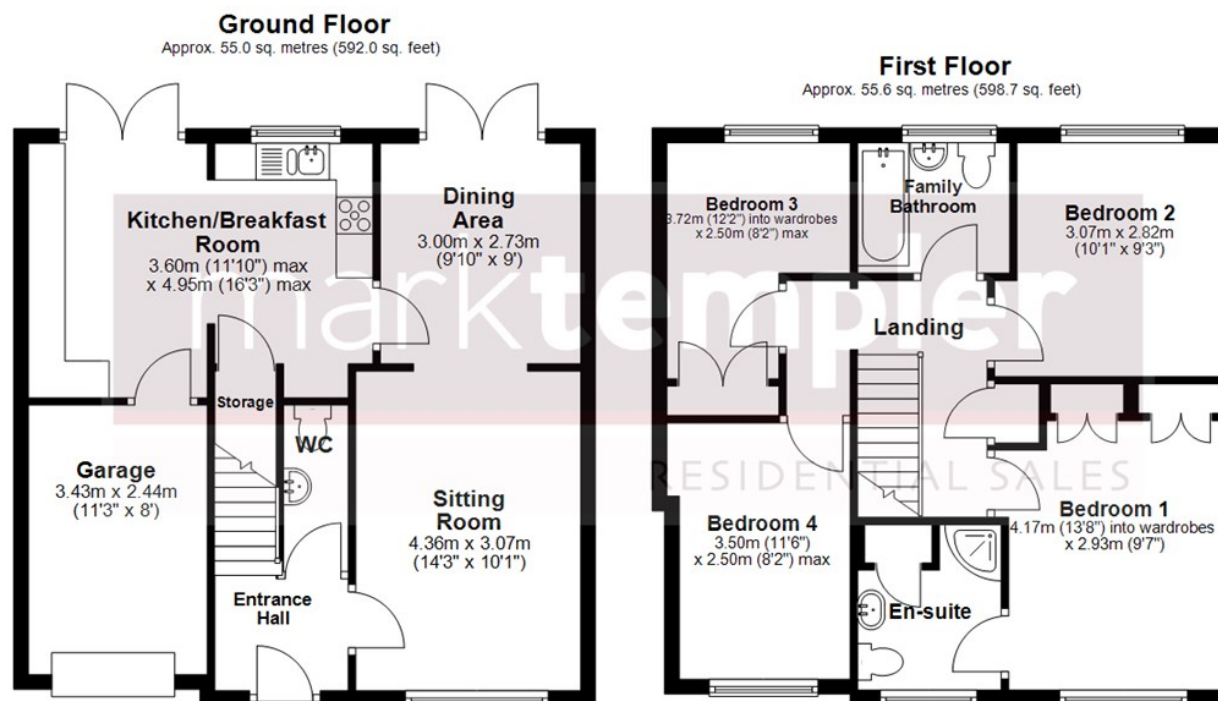
## Up your street...

- Glorious countryside walks across Cadbury Hill and the Strawberry Line
- Level access to Yatton's village center
- Yatton's sought after primary schools
- Cadbury House leisure club with celebrity chef restaurant
- St Marys village church
- Yatton's mainline railway station



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**Total area: approx. 110.6 sq. metres (1190.7 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.