

9 Avalon Close Yatton BS49 4AQ

£335,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Semi detached house



HOW BIG
726.70 sq ft



BEDROOMS
3



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
E



COUNCIL TAX BAND
C

Nestled within a peaceful cul-de-sac in the heart of Yatton's North End - 9 Avalon Close is an immaculately presented three-bedroom semi-detached home, ideally situated within a peaceful cul de sac in Yatton's North End. The light and airy property is accessed via a private entrance porch leading to a cosy sitting room and WC cloakroom. The sitting room is an ideal environment to relax and unwind. The heart of the home is the well-appointed kitchen dining room, featuring a range of fitted wall and base cabinets with an oak worksurface over. Open to the dining area, creating a seamless flow for entertaining and open plan living. French doors leading to the rear garden from the dining area continue this flow making indoor/outdoor entertaining space during the summer months. Upstairs, the residence offers three comfortable bedrooms and a family bathroom, complete with a three-piece suite, comprising a panelled bath with an independent shower over, a low-level WC and a wash hand basin with vanity storage beneath.

Externally, the home boasts a beautiful southerly facing rear garden, thoughtfully landscaped with manicured lawns, a patio area and established shrub borders, providing a tranquil outdoor space for relaxation and play. To the side, there is off-street parking leading to a detached garage, offering ample storage and convenience. The front of the property is pleasantly set back from the road, featuring a lawned garden that enhances its curb appeal. This delightful home combines comfort and practicality in a sought-after location, making it an excellent choice for families seeking a serene village lifestyle.

9 Avalon Close is situated in a peaceful position towards the end of the cul-de-sac in a well established part of Yatton's North End. The mainline railway station is a stone's throw away and there is level access to shops and associated village amenities. The Strawberry line and countryside walks can be found close by.



Immaculately presented three bedroom 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



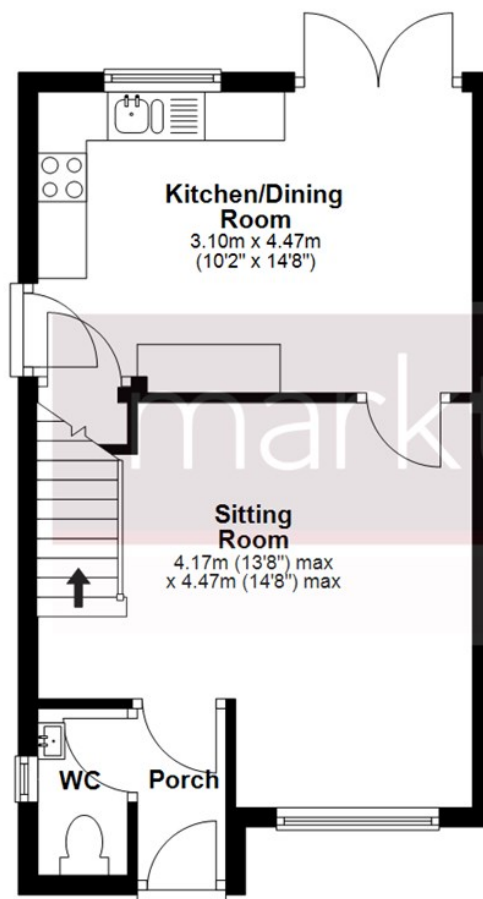
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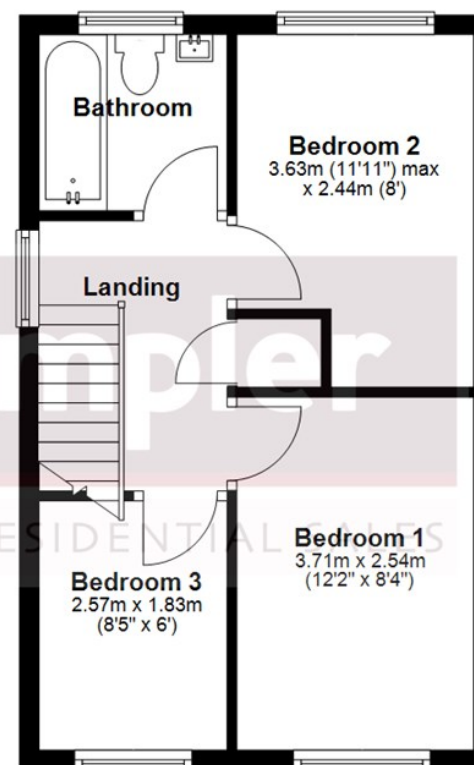
Ground Floor

Approx. 34.3 sq. metres (369.1 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.6 sq. feet)



Total area: approx. 67.5 sq. metres (726.7 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.