

15 North End Road Yatton BS49 4AL

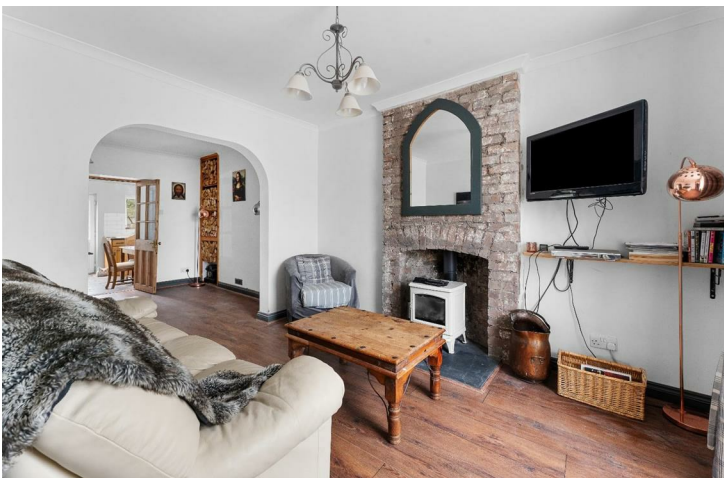
£295,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Terraced house



HOW BIG  
1104.10 sq ft



BEDROOMS  
2



RECEPTION ROOMS  
2



BATHROOMS  
1



WARMTH  
Double glazing and gas fired central heating



PARKING  
On street



OUTSIDE SPACE  
Front and rear



EPC RATING  
E



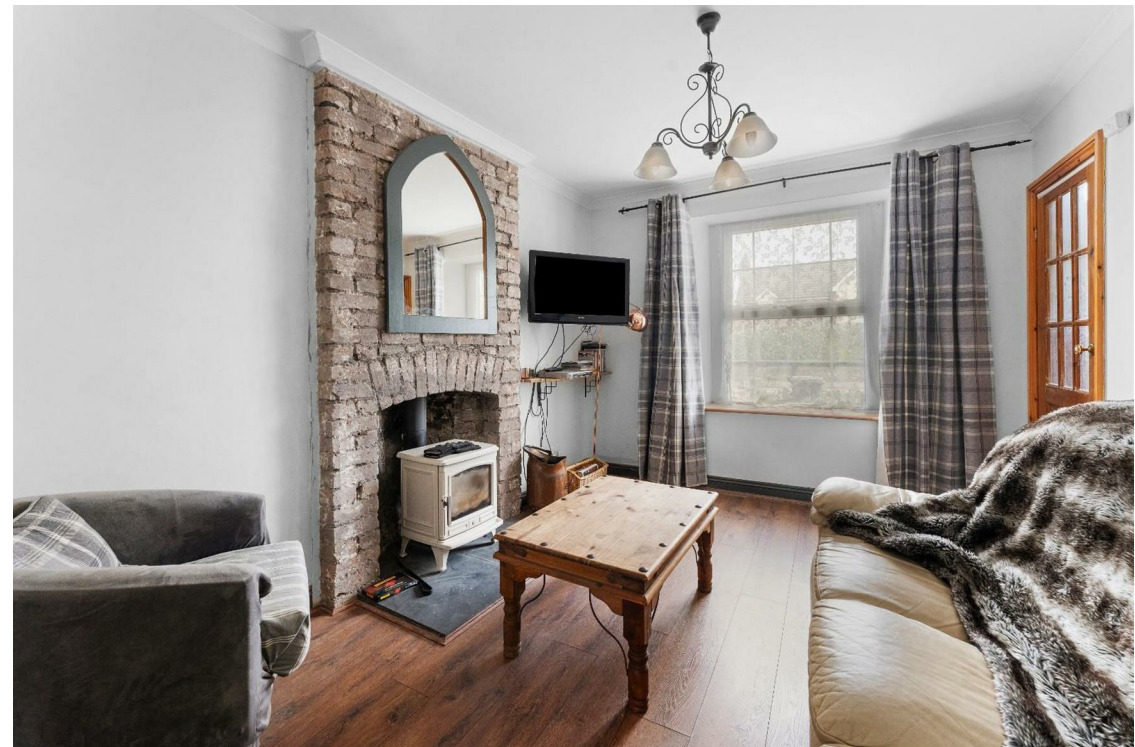
COUNCIL TAX BAND  
B



Beautiful cottage situated in the North End of Yatton Village. 15 North End is a wonderful two-bedroom terraced home, with an additional loft room, packed with period features and charm, perfectly located for access to the main line railway station in the village of Yatton. This charismatic home is set out over three floors and comprises of entrance hall, cosy sitting room to the front that features a beautiful exposed brick fireplace with log burning stove, and flows effortlessly into the dining area. To the rear is the kitchen that features a vaulted ceiling with Velux windows, flooding it with natural light, with the convenience of a utility room adjacent. On the first floor, there are two well-proportioned double bedrooms that offer built-in storage and a recently fitted four-piece bathroom. Stairs rise from the first-floor landing, leading to the added benefit of a loft room, providing versatility to this fabulous property.

The rear garden enjoys plenty of summer sun as it boasts a South West orientation. Split by the traditional coalman's pathway, an area laid to slate chippings is immediately outside the kitchen door and is the perfect spot for those potted plants. The other section is a wonderful lawned and seating area that is very generous for a property of this type, and although open to the neighboring gardens at the moment, it can be fenced off to create an enclosed area just for you. As this area is split into two by a conifer hedge, the rear section of the garden would be an ideal spot for those willing to have a go at growing their own vegetables.

Situated in Yatton's North End 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 just 6.5 miles away













## Quaint cottage in the village of Yatton, ideally situated for access to the main line railway station

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### 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

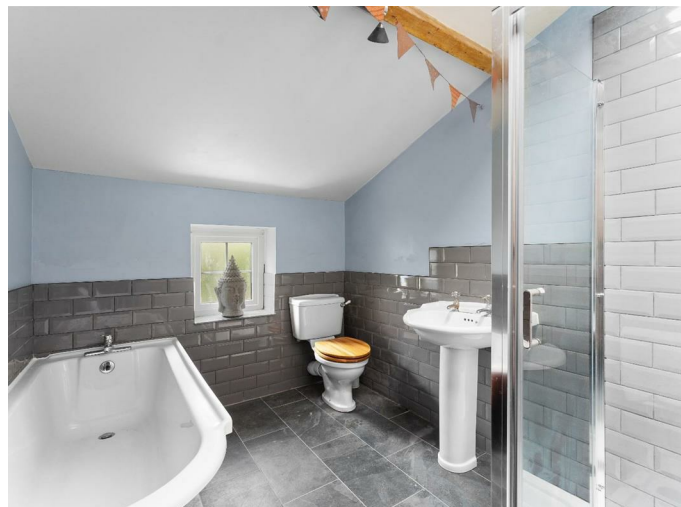
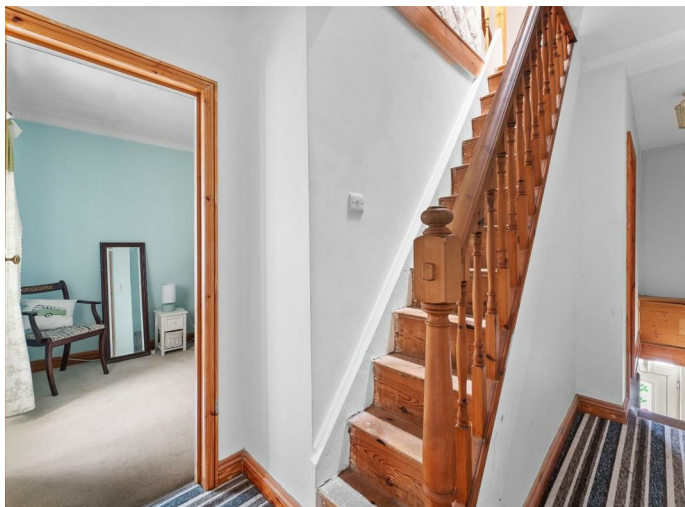
Level access to Yatton's village centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

St Mary's village church

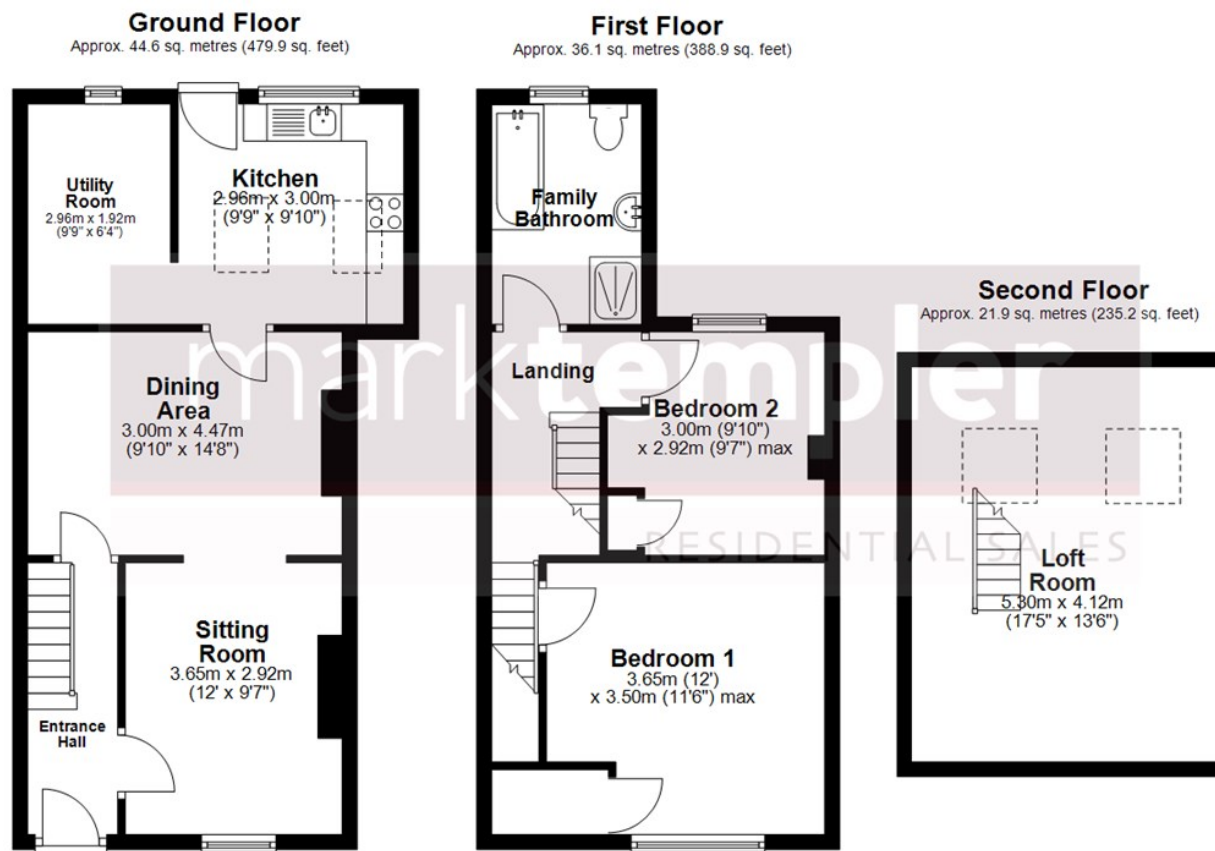
Yatton's mainline railway station



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Total area: approx. 102.6 sq. metres (1104.1 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.