

13 Fieldfare Gardens Yatton BS49 4FT

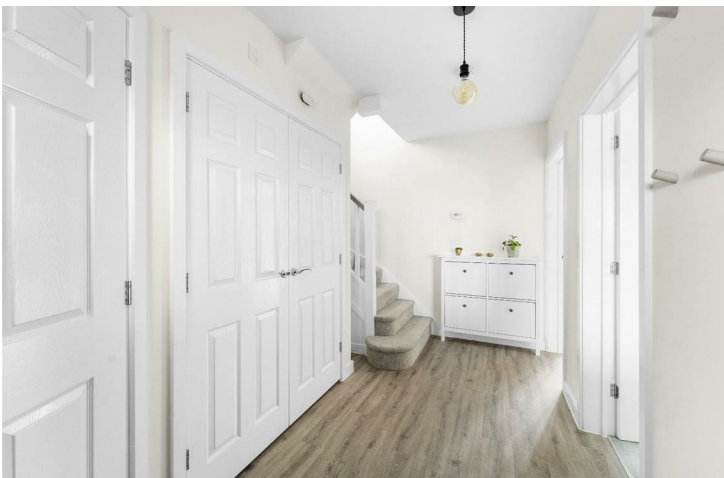
£525,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Detached house



HOW BIG  
1251.20 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  
B



COUNCIL TAX BAND  
E



Exceptional four-bedroom detached family home situated on the fringes of the highly regarded Chestnut Park development and offered to the market with no onward chain. This fantastic family home is built to the "Warton" design by Bloor Homes and occupies a delightful spot within the development, as it affords glorious views of the neighboring countryside, along with well-designed living accommodation that is ideal for modern living. The light and airy accommodation is accessed via the generous entrance hall that has a WC off, along with the convenience of a utility cupboard. A bay-fronted sitting room is situated to the front of the property, taking advantage of the views on offer, while the hub of the home is located to the rear. An open-plan kitchen/diner opens out onto the rear garden via double doors, making it a social space for friends and family alike. The first floor offers four bedrooms and a family bathroom, with the principal bedroom offering en-suite facilities.

Outside, the rear garden is enclosed and laid primarily to lawn, with a patio and decked seating area boasting a pergola, providing areas to kick back or entertain when the occasion arises. A secure gate to the side provides access to the driveway where you have off-street parking for two vehicles in front of the oversized single garage. The front looks out over neighbouring countryside and has an area laid to lawn, bordered by low-level hedges with a pathway leading to the main entrance.

Situated within a beautiful cul-de-sac that lies adjacent to the neighbouring countryside, set in this newly built development that is Chestnut Park. Proven to be extremely popular, with its convenient location to all of Yatton's amenities, including the mainline railway station and Somerset countryside. This fantastic family home benefits from an exceptional quality of finish, and is sure to attract a high level of interest.













## Modern family home in Yatton's popular Chestnut Park, overlooking neighboring countryside

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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...

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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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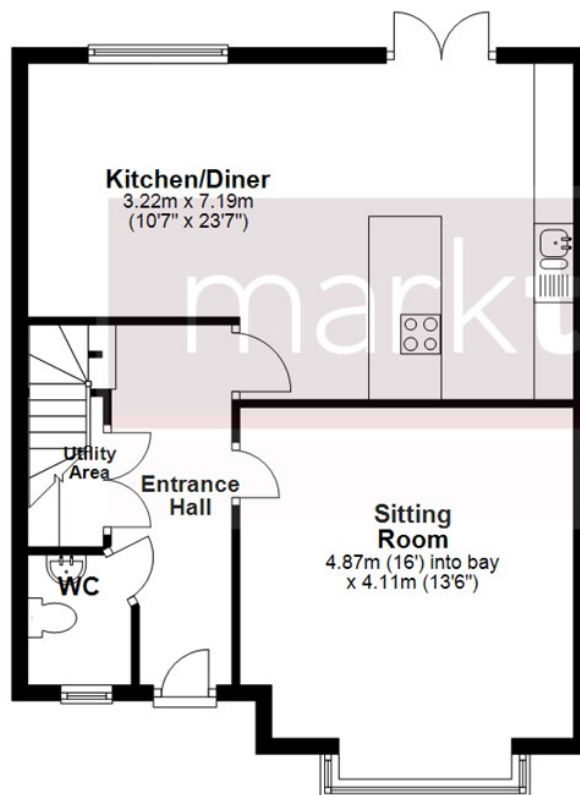






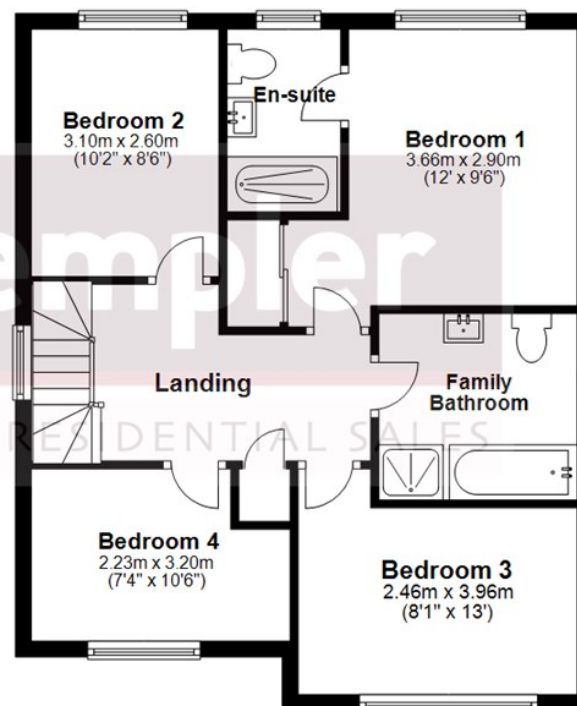
### Ground Floor

Approx. 52.1 sq. metres (560.6 sq. feet)



### First Floor

Approx. 64.2 sq. metres (690.6 sq. feet)



**Total area: approx. 116.2 sq. metres (1251.2 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.