

12 Binhay Road Yatton BS49 4HD

£300,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Semi-detached house



HOW BIG  
1105.00 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
1



BATHROOMS  
1



WARMTH  
Double glazing and gas fired  
central heating



PARKING  
Off-street and garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
D



COUNCIL TAX BAND  
C



Three-bedroom family home, situated within the popular village of Yatton, and offered to the market with no onward chain - This wonderful property is located centrally within the village, affording convenient access to all of the amenities Yatton has to offer, including the Mainline Railway Station. The internal accommodation is in very good order, but modernisation is now required to bring it up to date, therefore offering potential buyers with an opportunity to purchase a home and make it their own. The light and airy accommodation is set out traditionally over two floors and comprises of entrance hall, a large lounge diner that is flooded with natural light from a dual aspect it benefits from, with a separate kitchen situated to the rear, that opens out to the rear garden. The first floor offers two double bedrooms along with one single, and a family bathroom.

Outside, the rear garden benefits from a wonderful amount of privacy, is enclosed and predominantly laid to lawn with planted beds containing a variety a shrubs and bushes, with a patio seating area also available to use for a BBQ or simply sit and unwind. To the rear of the garden is a greenhouse and a secure rear gate that allows access to Land Lane behind the property, a handy rear access. To the front is an area laid to lawn with the driveway adjacent, providing off-street parking for two vehicles, along with access to the single garage.

This wonderful home is located within the popular Binhay Road and is only a short walk from all of Yatton's amenities, including the shopping precinct and Yatton's highly regarded primary and junior school. The property is also just up the road from Yatton railway station, with mainline connections to Cornwall, Devon, Bristol, London and beyond.





## Three bedroom home, ideally located centrally within the village of Yatton

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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.

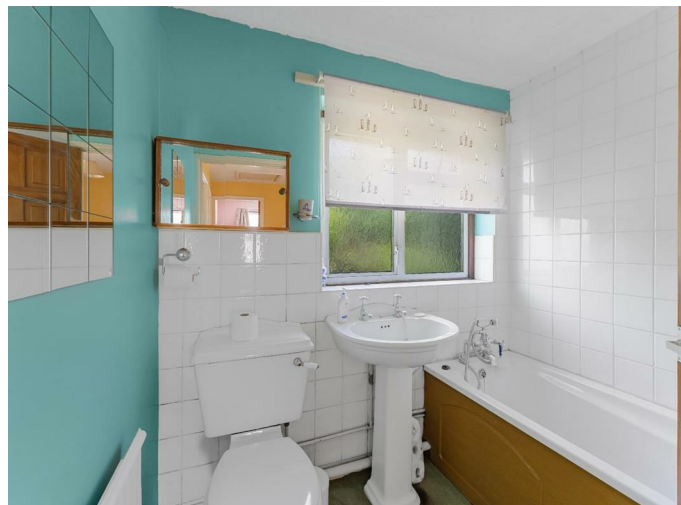




## Up your street...

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



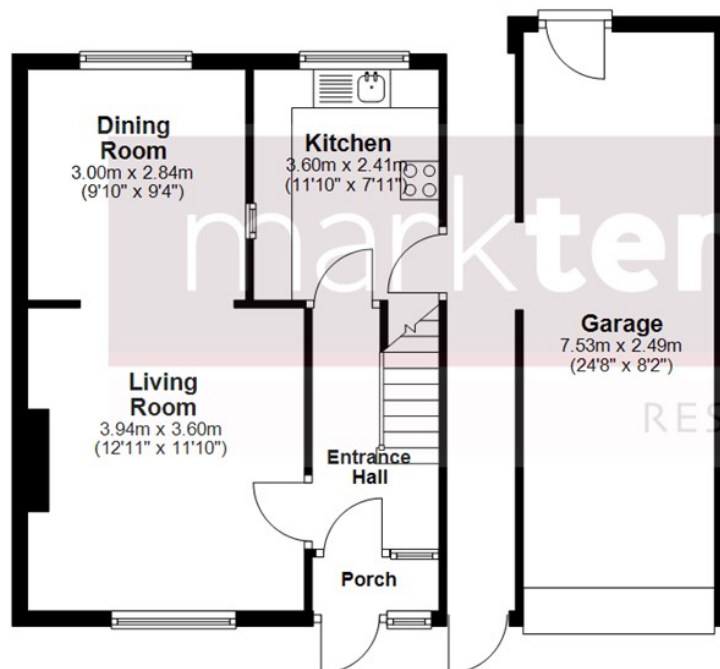
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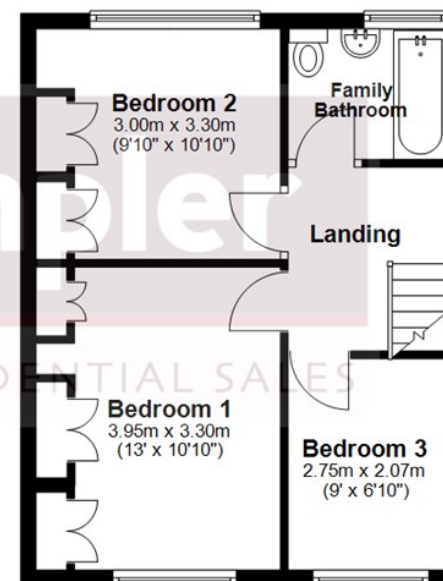
### Ground Floor

Approx. 64.1 sq. metres (690.1 sq. feet)



### First Floor

Approx. 38.5 sq. metres (414.9 sq. feet)



Total area: approx. 102.7 sq. metres (1105.0 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.