

31 Grange Farm Road Yatton BS49 4RB

£500,000

mark**templer**

RESIDENTIAL SALES







PROPERTY TYPE  
Detached house



HOW BIG  
1237.70 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
3



BATHROOMS  
2



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off street and double  
garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
D



COUNCIL TAX BAND  
E



An impeccably presented four-bedroom, double fronted family home, situated within a sought-after cul-de-sac on the northern fringes of Yatton village. Ideally situated for access to Yatton's mainline railway station and built by "Messers" Bryant Homes to the 'Coniston' design. This superb four-bedroom detached house has been designed to provide a practical modern layout, ideal for family life. The accommodation is traditionally laid out over two floors with a generous sitting room to one side, boasting a dual aspect with double doors leading to the rear garden. The kitchen breakfast room is situated to the rear and flooded with natural light, again thanks to a dual aspect and offers the practicality of a separate utility room adjacent. A formal dining room and WC complete the ground floor. The first floor enjoys four bedrooms and a family bathroom, with the principal bedroom offering the convenience of en-suite facilities.

Outside, the rear garden is enclosed and boasts a great deal of privacy. It is clear to see the amount of love and care that has been put into this wonderful outside space, as it has been thoughtfully landscaped, providing different areas to utilise and enjoy. Planted beds that border the lawn provide a swath of colour, while a patio seating area provides the perfect spot to entertain. To the side is an additional area laid to decorative stone, bordered by planted beds containing a variety of shrubs, an ideal spot to enjoy the morning sun and a cuppa. A secure gate provides convenient access to the front and main entrance, where you will find an assortment of planted shrubs, areas laid to lawn and decorative stone and the driveway, where you have parking for two vehicles in front of the double garage.

Grange Farm Road can be found at the North End of the village only a very short walk from the railway connection which leads to Bristol, London and the West Country, along with easy access to Junction 21 of the M5. Just beyond the railway station is Yatton village centre with its wide array of amenities including shops, a post office, highly regarded nurseries and schools, including the new Chestnut Park Primary School.













## Impeccably presented, executive detached family home



### 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

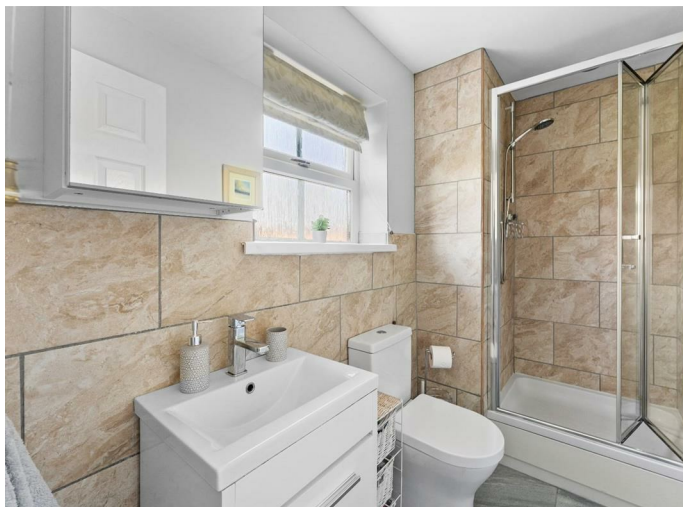
Level access to Yatton's village centre

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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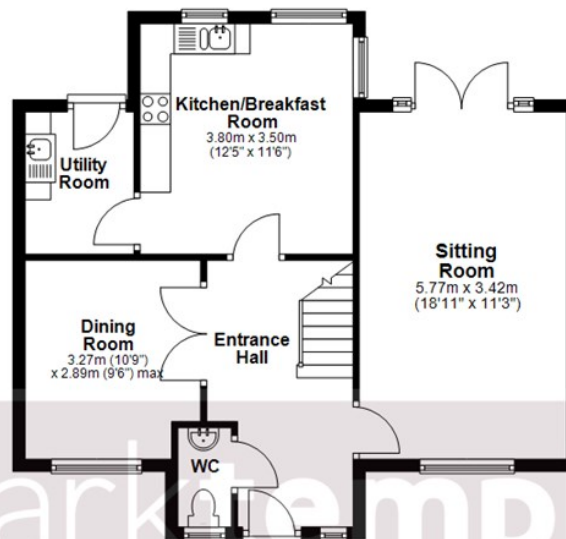






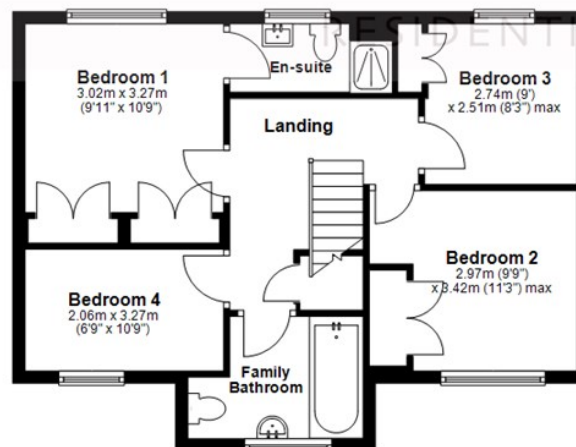
### Ground Floor

Approx. 59.4 sq. metres (639.6 sq. feet)



### First Floor

Approx. 55.6 sq. metres (598.1 sq. feet)



Total area: approx. 115.0 sq. metres (1237.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.