

14 Wakedean Gardens Yatton BS49 4BL

£315,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
End terrace house



HOW BIG
933.30 sq ft



BEDROOMS
3



RECEPTION ROOMS
2



BATHROOMS
1



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street



OUTSIDE SPACE
Front and rear



EPC RATING
D



COUNCIL TAX BAND
B

Immaculately presented extended family home, finished to an exceptional standard - 14 Wakedean Gardens is an exceptional three-bedroom end-terrace home. Lovingly and tastefully modernised by the current owners, who have created this beautiful property with contemporary stylings. The light and airy accommodation is accessed via the entrance hall that leads into the private sitting room. This cosy room is a tranquil space for relaxing of an evening with an enclosed log burning fire and oak herringbone parquet flooring. To the rear of the ground floor, you have a recently fitted kitchen that is open to the dining area, creating a modern social environment. A recently fitted three-piece bathroom suite with free-standing roll top bath, low-level WC, and wash hand basin with an oak vanity storage under completes the ground floor. The first floor benefits from three bedrooms, principal with ensuite shower room.

To the rear, you have a delightful private garden with areas laid to lawn, deck, and patio. There are numerous areas to sit back and relax on summer's evening, with the patio leading directly from the kitchen and a raised deck to the rear of the garden, making the most of the sun throughout the day. A manicured lawn is flanked by raised planters housing established shrubs. A substantial garden room with its own WC is situated to the rear of the garden, providing additional versatility with potential use as a home office, playroom, or even an additional entertaining space. The front is laid to hard standing, providing easy off-street parking.

Wakedean Gardens can be found at the north end of the village, not too far from the railway station. Just beyond the station is the village centre with its vibrant array of shops, cafes, restaurants and other amenities. Properties offering this exceptional space and finished to this high standard rarely come onto the market at this value, book your viewing now to avoid missing out!







Beautifully modernised family home in Yatton



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

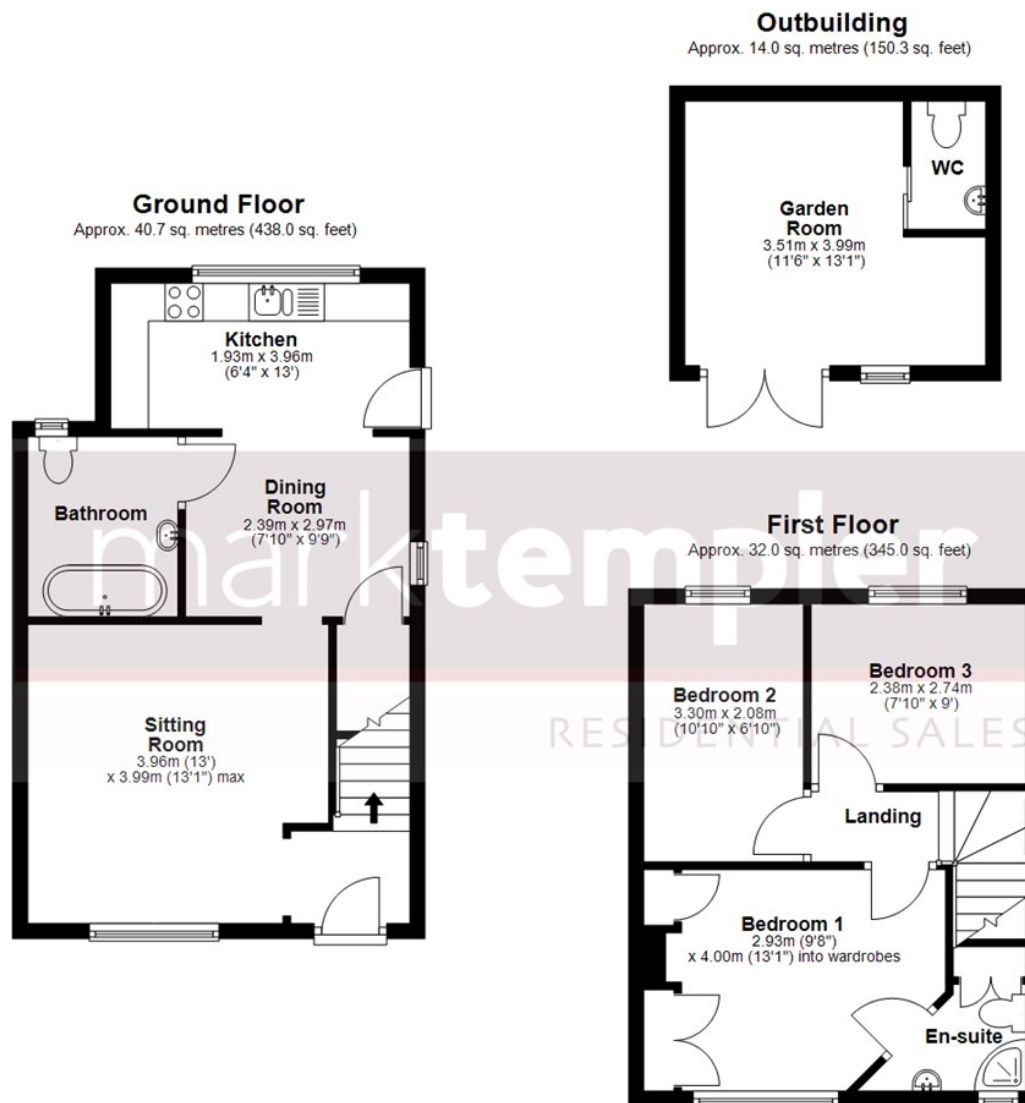
St Mary's village church

Yatton's mainline railway station



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Total area: approx. 86.7 sq. metres (933.3 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.