

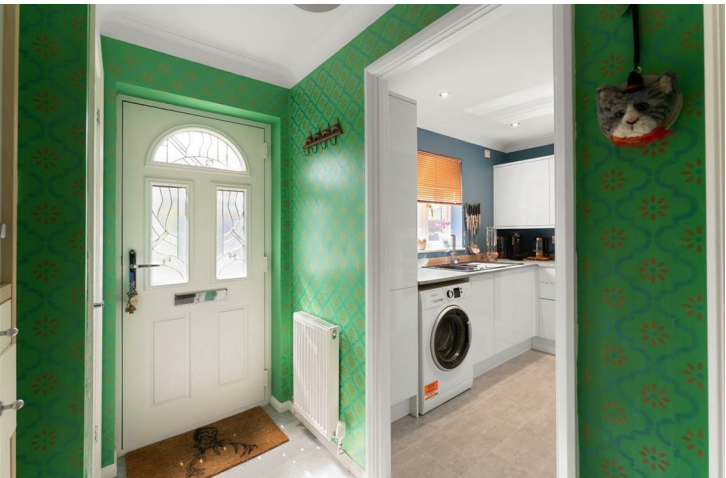
45 Hawthorn Crescent Yatton BS49 4RG

£250,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
End of terrace house



HOW BIG
540.00 sq ft



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street



OUTSIDE SPACE
Front and rear



EPC RATING



COUNCIL TAX BAND
B

Beautifully presented two-bedroom house, located at the North End of Yatton village - 45 Hawthorn Crescent is ideally situated in a popular residential cul-de-sac in Yatton's North End. This well-presented two-bedroom end-of-terrace home benefits from a recently fitted kitchen and bathroom, and is presented in excellent condition throughout, making it an excellent opportunity for first-time buyers, downsizers, or investors, as it enables potential buyers the ability to simply move in. The ground floor is accessed via an entrance hall that opens to the principal rooms. The light and airy sitting room opens out onto the rear garden via double doors, while the well-appointed kitchen is situated to the front and completes the ground floor. Stairs rise from the sitting room to the first floor, where you will find two bedrooms and bathroom.

The rear garden affords a wonderful amount of privacy, making it an ideal spot to get away from the world and relax in the warm summer evenings. A patio area is available for BBQs and entertaining, a further area is laid to artificial lawn, flanked on one side by a path that leads to an area laid to decorative stone. Various planted beds contain an array of shrubs, flowers, and well-tended bushes that provide a wonderful amount of character. A secure gate provides access to the side, leading to the driveway where you have off-street parking for two vehicles. To the front, you have various shrubs and bushes, with a pathway leading to the main entrance.

Hawthorn Crescent is a peaceful cul-de-sac that is only a short walk from the village precinct and amenities, including the village railway station connecting to both London and the West Country. The local primary school is only a short walk away, and the highly popular secondary school can be found in the nearby village of Backwell.



Immaculate two bedroom house in the village of 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 center
- Yatton's sought after primary schools
- Cadbury House leisure club with celebrity chef restaurant
- St Marys village church
- Yatton's mainline railway station



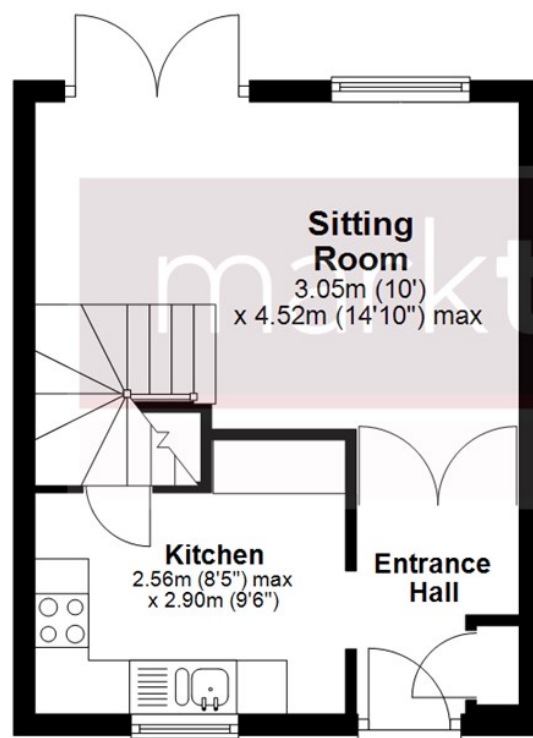
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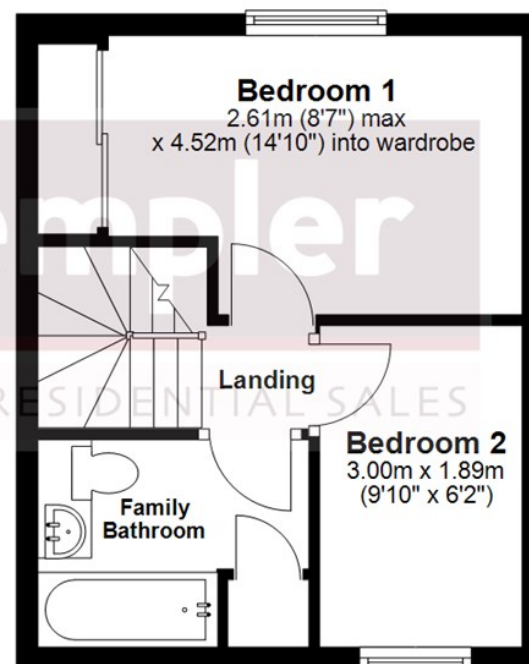
Ground Floor

Approx. 24.6 sq. metres (265.0 sq. feet)



First Floor

Approx. 25.5 sq. metres (274.9 sq. feet)



Total area: approx. 50.2 sq. metres (540.0 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.