

22 Meadowland Yatton BS49 4JB

£205,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Terraced house



HOW BIG
427.00 sq ft



BEDROOMS
1



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street



OUTSIDE SPACE
Front and rear



EPC RATING
C



COUNCIL TAX BAND
B

Fantastic one-bedroom house, situated within the North End of Yatton Village - 22 Meadowland is a delightful mid-terrace house presenting a wonderful opportunity for buyers looking for their first home or investors looking to purchase a property to add to a portfolio. The interior accommodation offers an open-plan layout on the ground floor with the kitchen situated to the rear, which affords access to the private rear garden and the sitting area to the front. The ground floor is flooded with natural light due to its dual aspect and is the ideal space to socialise and entertain. On the first floor you will find a generous double bedroom and bathroom.

Outside, you benefit from an enclosed rear garden that is laid to lawn and a patio seating area, which is the ideal spot to entertain during the summer months. It also benefits from a southwesterly orientation, rear access and a variety of planted shrubs and bushes. To the front, you have an area laid to gravel with a pathway to the side leading to the main entrance, along with allocated off-street parking for two vehicles.

Meadowland is a peaceful area 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.



Ideal first time or investment purchase in the North End of Yatton village



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.



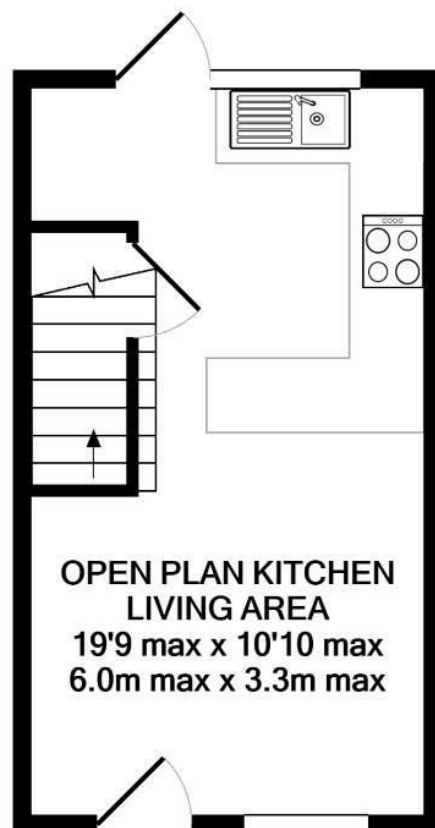
Up your street...

- 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

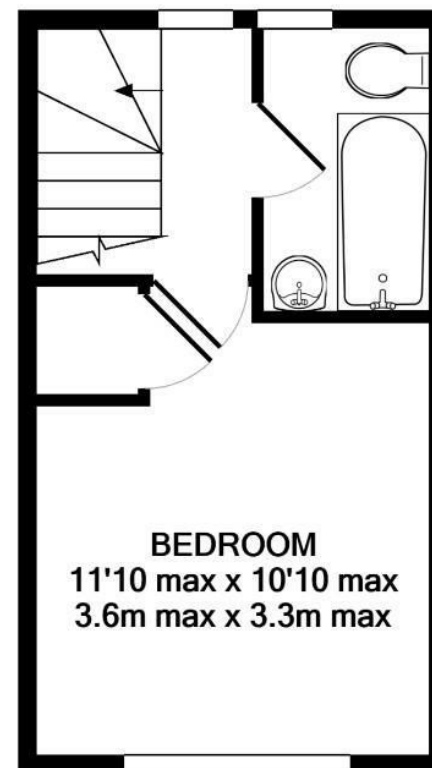


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GROUND FLOOR
APPROX. FLOOR
AREA 214 SQ.FT.
(19.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 214 SQ.FT.
(19.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 427 SQ.FT. (39.7 SQ.M.)

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

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