

36 Church Close Yatton BS49 4HG

£289,950

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Semi-detached house



HOW BIG  
1099.20 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
1



BATHROOMS  
1



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off street and garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
D



COUNCIL TAX BAND  
C



A three-bedroom semi-detached home tucked away in a peaceful cul-de-sac in the heart of Yatton village, offered to the market with the added benefit of no onward chain. 36 Church Close is a well-proportioned property that presents an exciting opportunity for buyers looking to modernise and personalise a home to their own taste. The accommodation is arranged traditionally over two floors and begins with a welcoming entrance hall leading into a spacious sitting room measuring over 20 feet in length, with double doors opening directly onto the rear garden. The separate kitchen is positioned at the front of the house and offers a practical layout with scope for updating. Upstairs, the first floor hosts three well-sized bedrooms and a family bathroom, with the principal bedroom enjoying a pleasant outlook over the rear garden. The home offers excellent potential for those seeking a family property in a central and convenient location.

The rear garden at 36 Church Close is a peaceful and private outdoor space, ideal for families and keen gardeners alike. A generous lawn forms the heart of the garden, bordered by mature trees and timber fencing that provide a natural sense of seclusion. This space is a blank space that presents excellent scope for further landscaping or cultivation. A graceful tree positioned towards the rear adds character and shade, enhancing the tranquil atmosphere of this charming garden retreat. To the front, you have a large area laid to lawn that offers scope to create further parking. Adjacent is the driveway, providing off-street parking, and leads to the single garage. Evergreen hedges to the front and side screen the property beautifully from the road.

Church Close is a quiet and established cul-de-sac located just a short walk from Yatton's wide range of amenities. The village offers a thriving community with a variety of shops, cafes, and services, as well as highly regarded primary and secondary schooling within catchment. Yatton mainline railway station is within easy reach, providing direct mainline connections to Bristol, London and the South West, while excellent road links via the A370 and M5 motorway are also nearby.



## Three bedroom family home, situated within a quiet cul-de-sac in Yatton village

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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



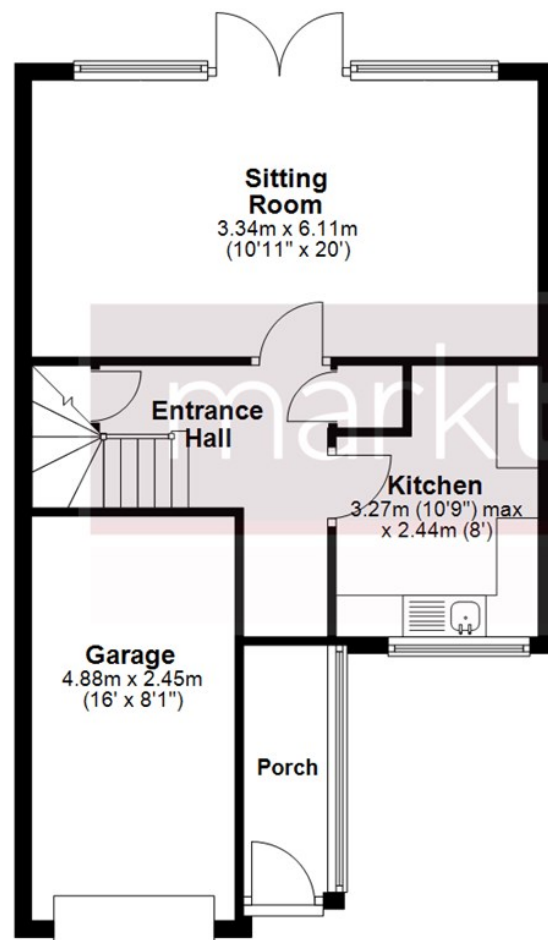
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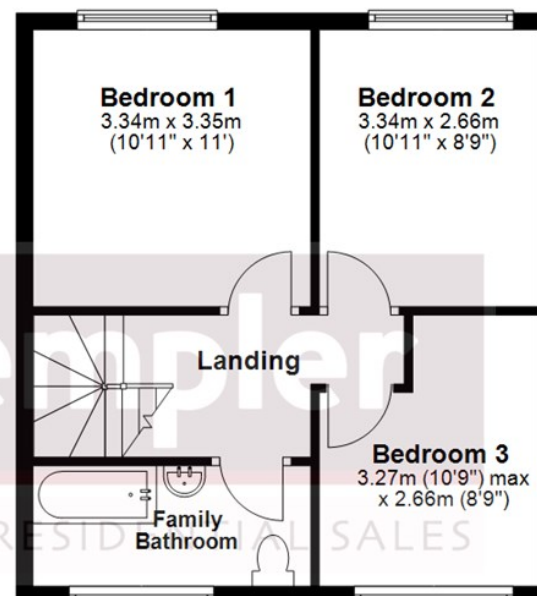
### Ground Floor

Approx. 52.8 sq. metres (568.3 sq. feet)



### First Floor

Approx. 41.0 sq. metres (440.9 sq. feet)



Total area: approx. 93.8 sq. metres (1009.2 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 misstatement. 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.