

8 Rectory Drive Yatton BS49 4HF

£265,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Terraced house



HOW BIG
845.10 sq ft



BEDROOMS
3



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Single garage



OUTSIDE SPACE
Front and rear



EPC RATING
D



COUNCIL TAX BAND
B

A well-proportioned three-bedroom home, ideally positioned within a quiet cul-de-sac in the heart of Yatton village, and offered to the market with no onward chain. This terraced property presents an exciting opportunity for first-time buyers and investors alike, with scope to modernise and personalise throughout. The accommodation is arranged traditionally over two floors and begins with a welcoming entrance hall leading into a spacious lounge/diner, enjoying a dual aspect that fills the room with natural light. To the rear, the kitchen has been extended to provide additional space and opens directly onto the garden, offering a practical layout with excellent potential. Upstairs, the first floor hosts three bedrooms and a family bathroom, all arranged around a central landing.

The rear garden is enclosed and laid to lawn with a paved patio seating area, offering a blank canvas for landscaping and outdoor enjoyment. A pathway leads to a rear gate, providing useful access to the back of the property. The front garden features a lawn and planted borders, creating a pleasant approach to the home. A single garage is located in a nearby block, adding valuable storage or parking options.

Rectory Drive is a peaceful and established cul-de-sac, ideally located for access to Yatton's wide range of amenities. The village offers a thriving community with shops, cafes, a post office, library, and highly regarded primary schooling, all within walking distance. The property also falls within the catchment for Backwell Academy and is just a short walk from Yatton's mainline railway station, providing direct links to Bristol, London, and the South West. With excellent road connections via the A370 and M5, this is a superb opportunity to secure a home in one of North Somerset's most convenient and well-connected villages.



Three bedroom home, situated within a quiet cul-de-sac in 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. 42.2 sq. metres (453.9 sq. feet)



First Floor

Approx. 36.3 sq. metres (391.2 sq. feet)



Total area: approx. 78.5 sq. metres (845.1 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.