

25 North End Road Yatton BS49 4AL

£450,000

marktempler

RESIDENTIAL SALES





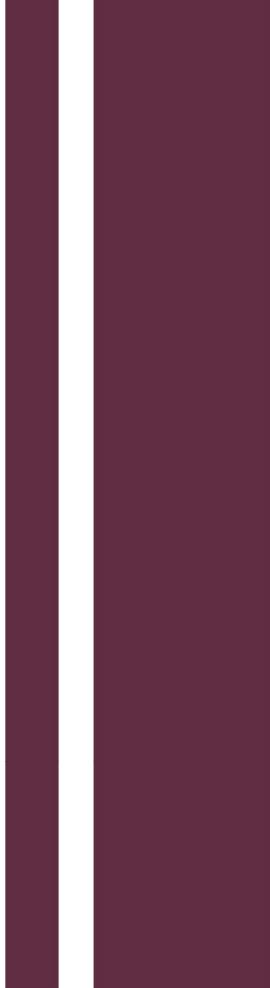
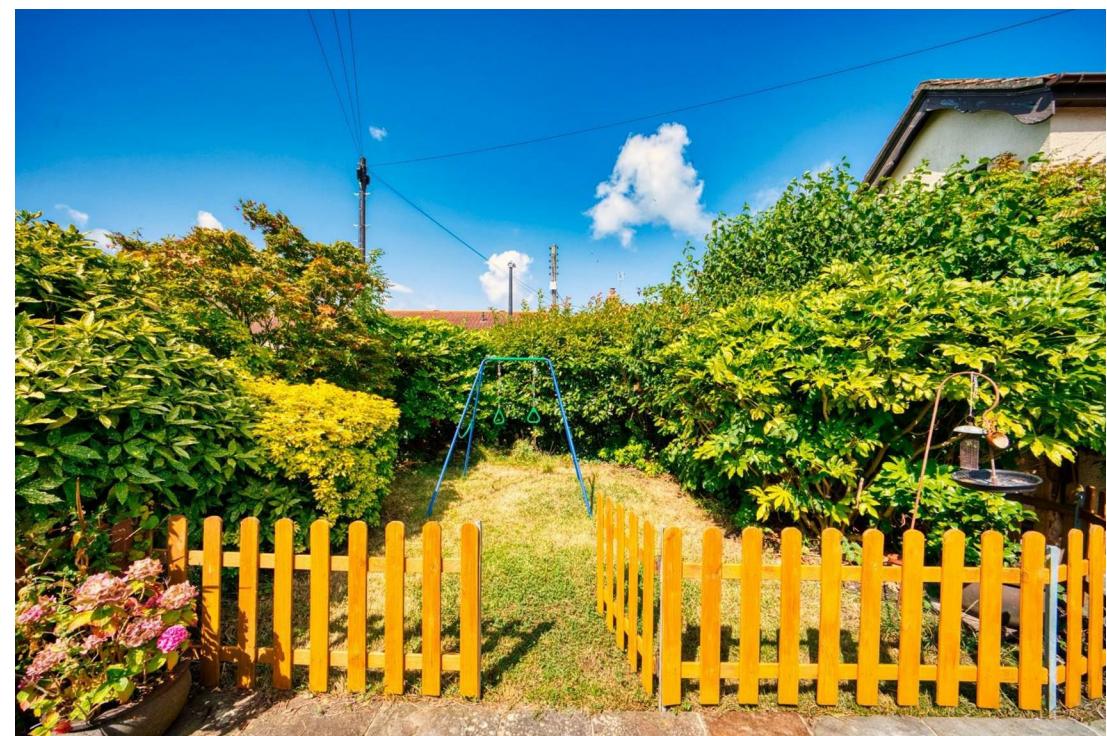
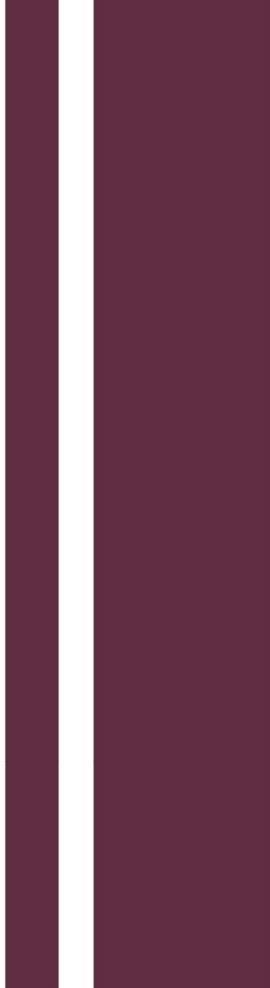
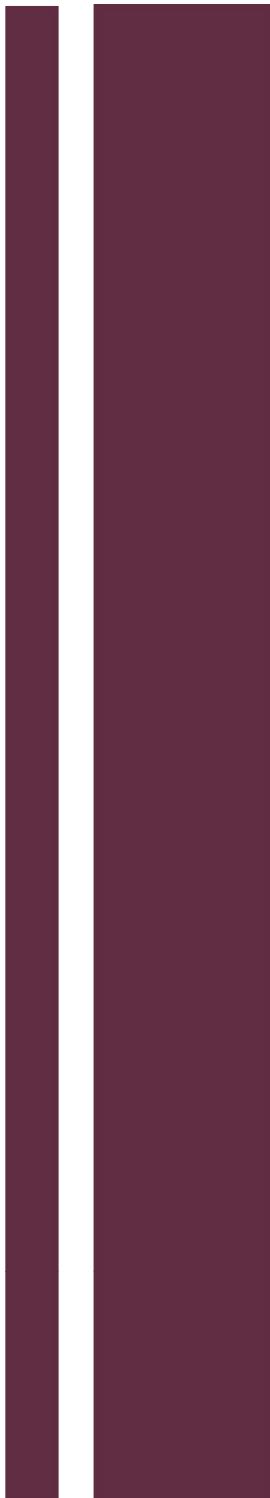
	<b>PROPERTY TYPE</b>		<b>HOW BIG</b>
End terrace cottage	2046.00 sq ft		
	<b>BEDROOMS</b>		<b>RECEPTION ROOMS</b>
3	3		
	<b>BATHROOMS</b>		<b>WARMTH</b>
2	Double glazing and gas fired central heating		
	<b>PARKING</b>		<b>OUTSIDE SPACE</b>
On street	Front and rear		
	<b>EPC RATING</b>		<b>COUNCIL TAX BAND</b>
D	C		

Charming three bedroom cottage in Yatton's popular North End – 25 North End Road is an idyllic three bedroom, end of terrace cottage, conveniently situated within the village of Yatton. Finished to an exceptional standard throughout, benefitting from exposed stone walls, beamed ceilings and enclosed log burning fire. This substantial home boasts in the region of 1800 sq ft of period accommodation accessed via a welcoming entrance hall with exposed floorboards, beamed walls and ceiling plus generous storage cupboards, maximising practicality for the modern family. The light and airy dual aspect sitting room, is a delightful private retreat with two further double storage cupboards. The kitchen breakfast has a pleasant outlook over the rear garden with a solid timber fitted kitchen, granite worktops and timber door opening to the separate dining room. The dining room is deceptively spacious and is currently being used as living diner family room, ideal for social families to enjoy throughout the day boasting a cosy enclosed log burning fire. Further ground floor accommodation includes a utility room housing a recently refitted Valliant boiler and wc. The first floor enjoys three bedrooms, the principal bedroom with an ensuite shower room, a contemporary three piece bathroom suite with feature free standing bath and sizable landing that would be ideal as a study or home library.

Outside, you enjoy a south westerly facing enclosed rear garden, nicely separated onto a private flagstone patio and traditional garden. The patio is ideal for entertaining during the summer months and perfect for barbeques. The lawned garden is nicely enclosed with a picket fence and mature shrubs. The rear also benefits from a timber outbuilding currently used as a home office but prefect for those who are looking for a tranquil summer house. The front is pleasantly set back from the road and enclosed by a stone wall with a selection of established shrubs. The front also provides potential to create off street parking, accessed via Horsecastle Close.

Situated in Yatton's North End and only a short walk from Yatton's mainline railway station connecting to both London and the West Country. Locally you have a range of amenities that include village shops, cafes and many more. The local primary school is only a short walk and also within the catchment of the highly regarded Backwell secondary school and Sixth form.







## Charming cottage in Yatton's North End



### 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

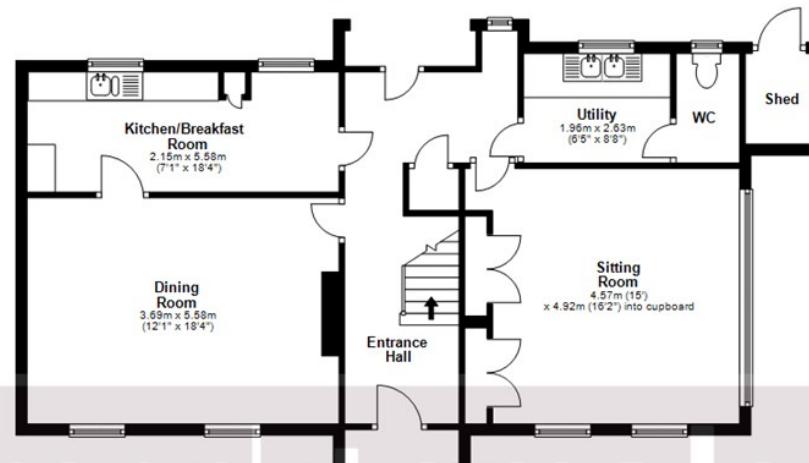
Yatton's mainline railway station

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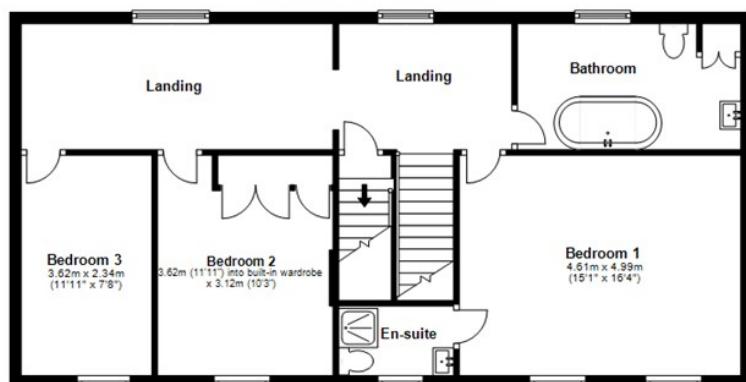
**Ground Floor**  
Approx. 87.6 sq. metres (942.7 sq. feet)



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**First Floor**  
Approx. 80.5 sq. metres (866.9 sq. feet)



**Second Floor**  
Approx. 22.0 sq. metres (236.4 sq. feet)



Total area: approx. 190.1 sq. metres (2046.0 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 PlanIt.