

4 Station Road Yatton BS49 4AJ

£365,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Detached house



HOW BIG  
1305.50 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
3



BATHROOMS  
2



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  
E



This charming three-bedroom detached home is situated within a prime location of Yatton village, offering a rare opportunity to create something truly special, and is offered to the market with no onward chain. Wychbury presents potential buyers with the ability to extend ( subject to the relevant permissions ) or modernise, making it the perfect choice for those looking to shape a home to their own vision. Step inside and you're greeted by a spacious entrance hall that sets the tone for the home's light and airy feel. The kitchen is well-equipped, with a range of fitted appliances, and offers access to the rear garden. A separate dining room to the front provides versatility, whether as a formal space, home office, or playroom. The sitting room is a standout feature, bathed in natural light from the dual aspect it boasts, with a large picture window to the front and patio doors opening to the garden, creating a seamless connection between indoors and out. Upstairs, the first floor continues the theme of space and light. The principal bedroom enjoys the benefit of an en-suite shower room and built-in eaves storage, while the second double bedroom also offers generous proportions. The third bedroom sits to the rear of the property and also includes handy storage. A family bathroom completes the accommodation.

Outside, the rear garden is a peaceful haven, bordered by a traditional stone wall and filled with an abundance of mature shrubs and trees. A paved patio provides the perfect spot for al fresco dining, while a greenhouse offers scope for keen gardeners to grow their own. The front has an area laid to lawn, bordered by an array of mature shrubs that give wonderful kerb appeal. The driveway provides off-street parking for two vehicles and leads to a single garage.

Station Road enjoys a prime location just moments from the centre of Yatton, a thriving village offering a wide range of amenities including shops, cafes, a supermarket, and both primary and secondary schooling within catchment. The property is ideally placed for commuters, with Yatton's mainline railway station just a short walk away, providing direct services to Bristol, Bath, and London Paddington. The nearby A370 and M5 motorway also offer excellent road connections to the wider region.













## Three bedroom detached home in a prime location in the village of Yatton

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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...

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

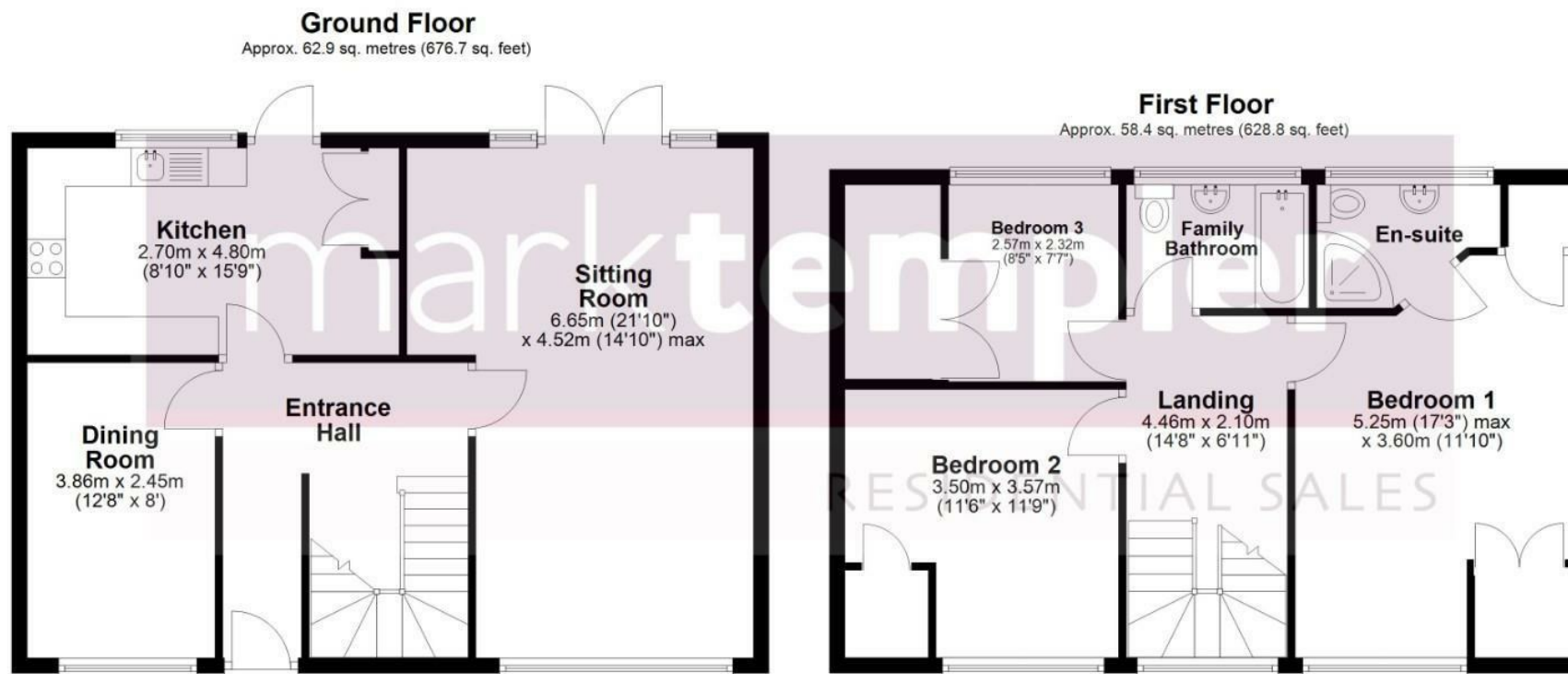
Yatton's mainline railway station



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Total area: approx. 121.3 sq. metres (1305.5 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.