

136 Stowey Road Yatton BS49 4QS

£285,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE

End of Terrace House



HOW BIG

935.60 sq ft



BEDROOMS

3



RECEPTION ROOMS

2



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

B



A deceptively spacious three-bedroom end of terrace home, situated within a popular village setting, offering excellent potential and family friendly layout. 136 Stowey Road enjoys a traditional arrangement of rooms across two floors, with a welcoming entrance hall that leads to both the kitchen dining room and sitting room. The kitchen dining room offers ample of space for family dining and entertaining with a selection of fitted wall and base cabinets, while also providing space for a range of freestanding appliances. This is a superb social area that could easily be modernised to create a contemporary open-plan environment. To the rear, a generous full width sitting room overlooks the garden and is filled with natural light with French doors opening to the rear garden, providing a comfortable and relaxing space for everyday use. Completing the ground floor is a useful cloakroom WC and walk-in store. Upstairs, the first floor is arranged around a central landing with three well proportioned bedrooms, two good doubles and a further spacious single, together with a three piece family bathroom including a panelled bath with shower over, low level WC and pedestal wash hand basin.

The property is equally appealing outside, with a private rear garden that has been designed for easy maintenance. The garden is mainly laid to paving and gravel with mature planting and secure boundary fencing, offering a private space for relaxing or entertaining, with excellent scope for further landscaping. Beyond the garden, the house benefits from the use of residences communal off-street parking, together with a private garage located in a nearby block, ideal for additional storage, bikes, or a vehicle. The front garden is neatly arranged and helps set the property back from the road, enhancing its sense of space and privacy.

136 Stowey Road is positioned within an established and convenient part of Yatton, just a short walk from the village centre and its wide range of local amenities. The village itself offers an excellent choice of shops, cafes, primary and secondary schooling and a health centre. For commuters, Yatton railway station provides direct access to Bristol, Bath, Cardiff and London Paddington, while the A370 and M5 motorway network ensure swift road connections to the surrounding towns and cities. Outdoor enthusiasts will also enjoy nearby access to open countryside, the Strawberry Line footpath and cycle route and the North Somerset coastline. This combination of a quiet yet connected setting, together with the opportunity to update and personalise, makes this home an attractive choice for families, first-time buyers, or investors alike.



## Spacious three bedroom home, ideally situated 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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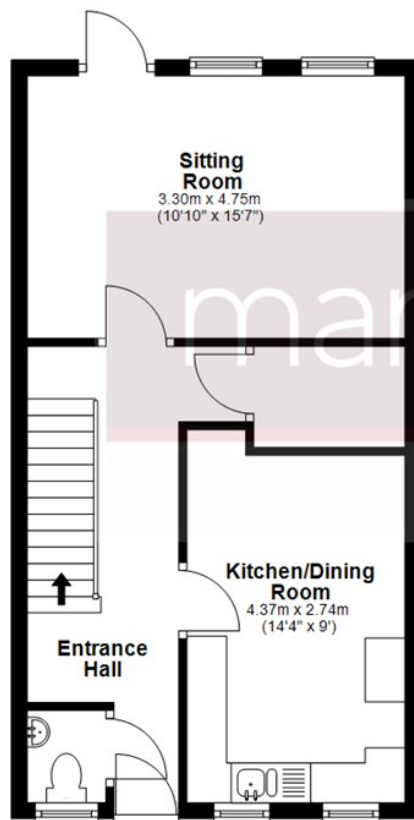






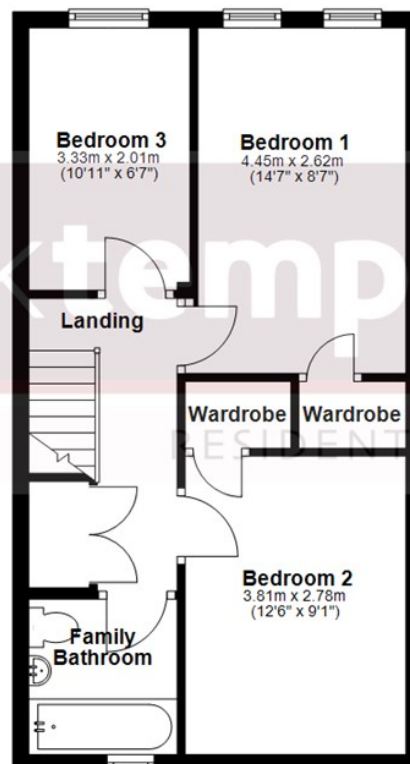
### Ground Floor

Approx. 43.4 sq. metres (467.2 sq. feet)



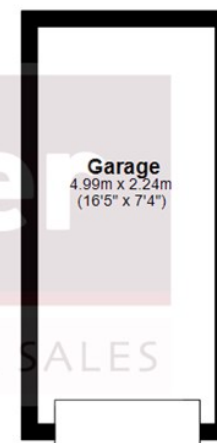
### First Floor

Approx. 43.5 sq. metres (468.4 sq. feet)



### Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



**Total area: approx. 86.9 sq. metres (935.6 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.