

2 Binhay Road Yatton BS49 4HD

£365,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached bungalow



HOW BIG
744.00 sq ft



BEDROOMS
2



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



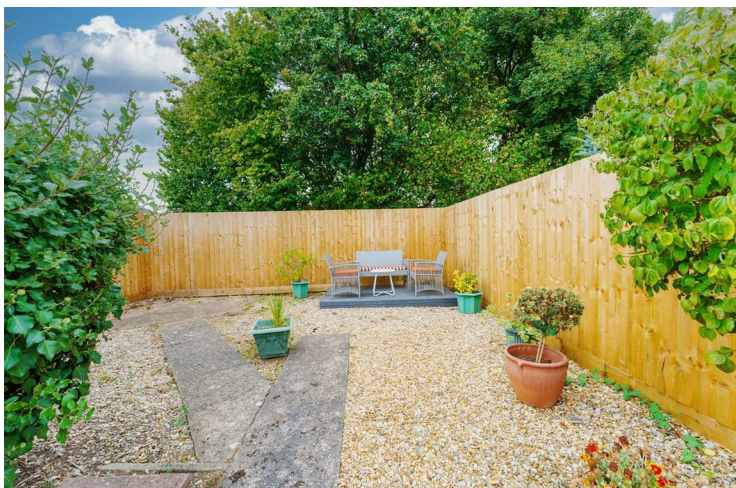
COUNCIL TAX BAND
C

A beautifully presented detached bungalow, ideally positioned in the heart of Yatton village. 2 Binhay Road is a light and spacious two-bedroom bungalow, set within one of Yatton's most desirable residential locations. Just a short stroll from the village's shopping precinct, doctor's surgery, and highly regarded primary school, this charming home offers both convenience and comfort in equal measure. The accommodation is arranged across a single level and has been lovingly maintained, allowing the next owner to move straight in and enjoy. A welcoming porch opens into the entrance hall, leading to a generous lounge/diner that enjoys a dual aspect and is flooded with natural light. The kitchen sits to the rear of the property and benefits from an adjoining rear lobby, which is ideal to utilise as a utility area. Two double bedrooms provide excellent space for family or guests, and a modern shower room completes the internal layout.

Outside, the rear garden is a peaceful and low-maintenance retreat, thoughtfully landscaped with lawn, patio seating, and decorative stone areas ideal for potted plants. There is also a composite decked seating area, perfect for making the most of the summer sun. A selection of shrubs adds softness and colour, while the enclosed setting ensures privacy and ease of use. The front garden is laid to lawn and bordered by mature planting, creating a natural screen from the road. A driveway offers ample off-street parking and leads to a single garage.

This wonderful home is located within the popular Binhay Road, only a short walk from all of Yatton's amenities, including the shopping precinct, doctor's surgery, and Yatton's highly regarded primary school. The property is also just up the road from Yatton railway station, with mainline connections to Cornwall, Devon, Bristol, London and beyond







Beautifully presented, detached bungalow in central Yatton



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

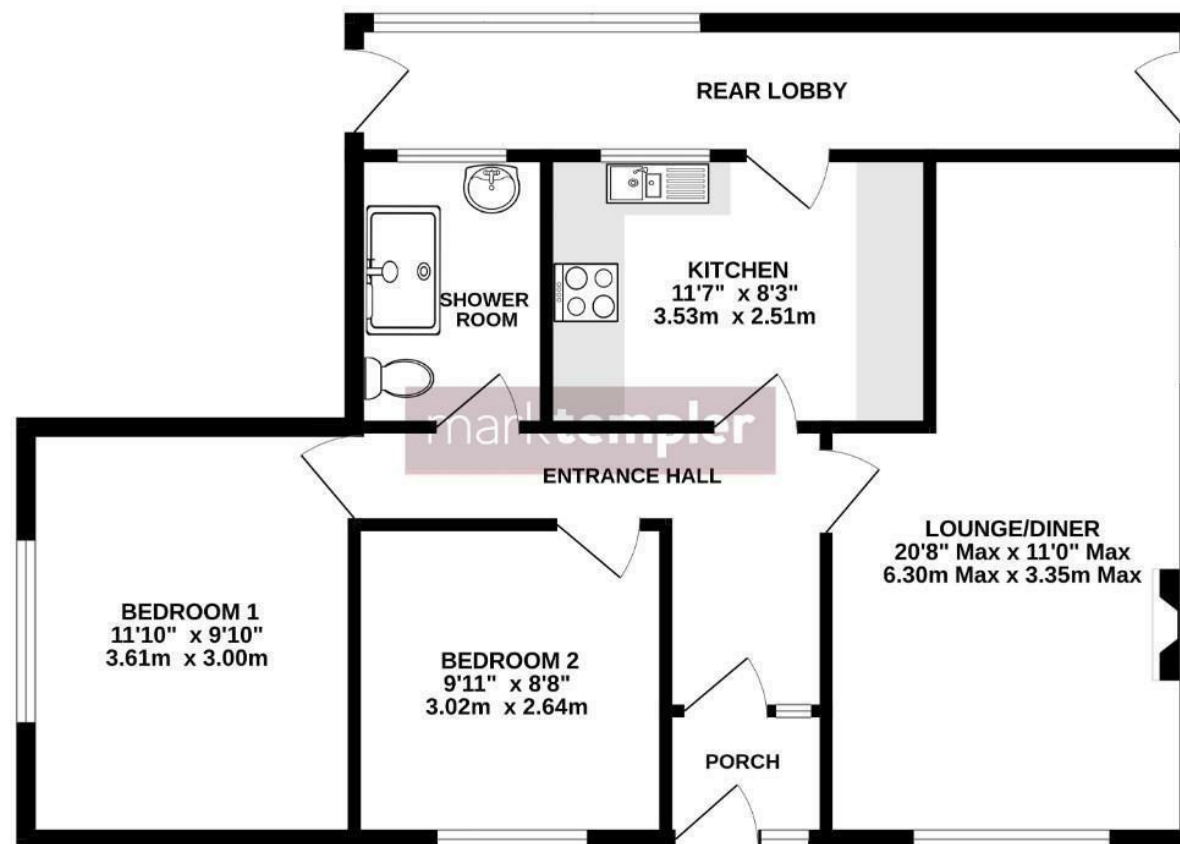


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GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.1 sq.m.) approx.

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.
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