

29 Wakedean Gardens Yatton BS49 4BL

£240,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
End of terrace house



HOW BIG  
684.00 sq ft



BEDROOMS  
3



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  
B



Three-bedroom family home, situated within a well-established residential setting in the North End of Yatton village. 29 Wakedean Gardens is offered to the market with no onward chain and affords a wonderful canvas for those with vision and creativity. With its classic proportions and generous living spaces, this property invites you to reimagine and transform it into a truly special residence. Once inside, you're welcomed by an entrance hall that opens into the lounge diner, ideal for cosy evenings in or lively gatherings with family and friends. The kitchen, positioned to the rear, offers ample scope for redesign, whether you're dreaming of a sleek contemporary finish or a more rustic country feel. A door from the kitchen opens into the rear lobby, offering access to the ground-floor shower room and also the rear garden. Upstairs, you have three well-proportioned bedrooms, the principal bedroom provides built-in storage, and has had the convenience of a WC added.

The rear garden is enclosed and boasts a south-westerly orientation, making the most of the summer sun. A large area is laid to lawn and is framed by mature trees and lush greenery, creating a wonderfully secluded space that feels worlds away from the everyday. This generous space provides ample room for children to play, pets to roam, or keen gardeners to indulge their passion. A secure gate provides the convenience of access to the driveway, providing off-street parking, leading to the front, where an area laid to hard staning provides additional parking.

Wakedean Gardens can be found at the north end of the village not too far from the railway station. Just beyond the station is the village centre with its vibrant array of shops, cafes, restaurant and other amenities. Always popular for young families, first time buyers or investors, this property will unquestionably create early interest.



## Three bedroom family home offering great value for money in the village of 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...

---

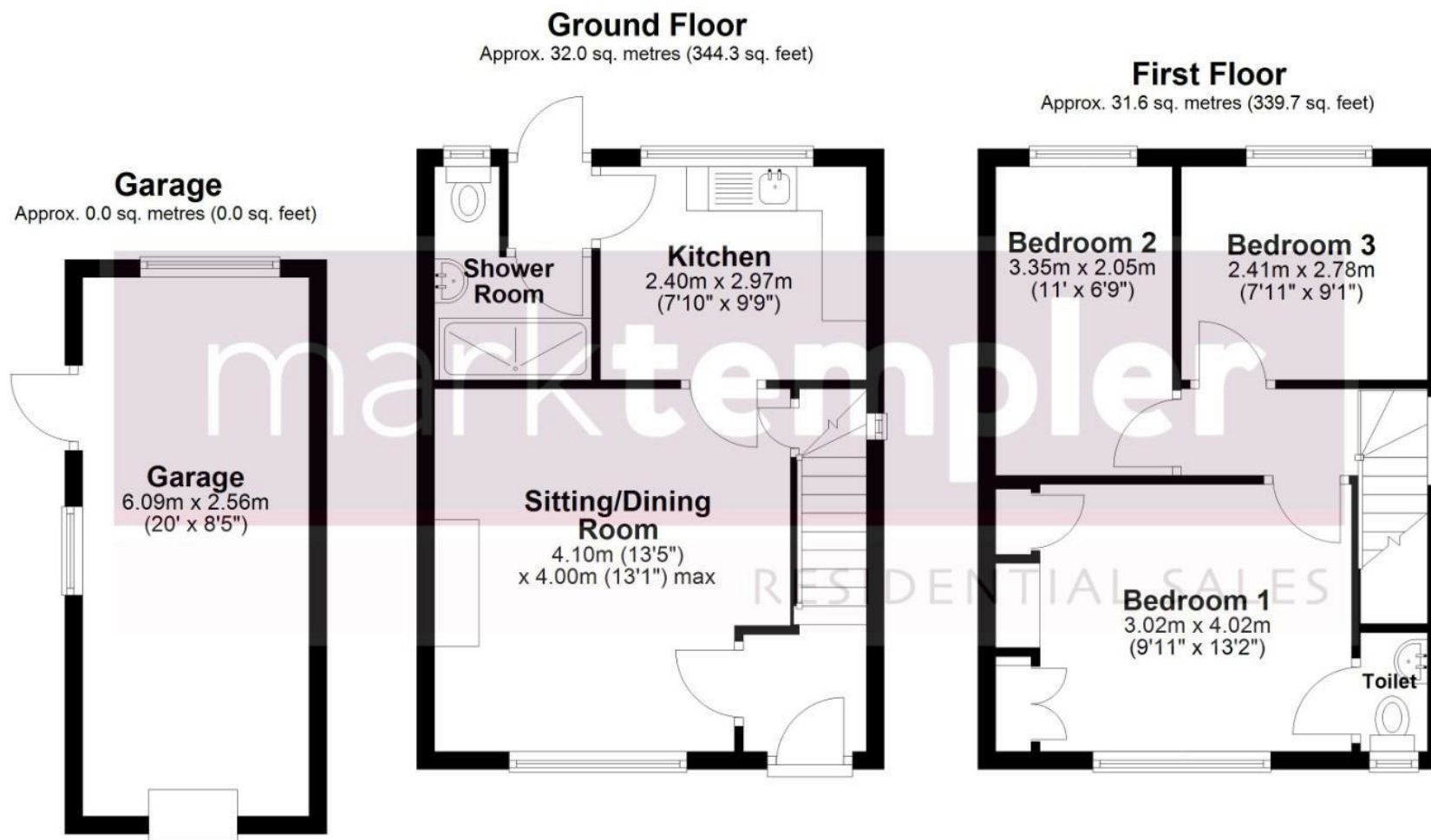
- Glorious countryside walks across Cadbury Hill and the Strawberry Line
- Level access to Yatton's village center
- Yatton's sought after primary schools
- Cadbury House leisure club with celebrity chef restaurant
- St Marys village church
- Yatton's mainline railway station



For the latest properties and local news follow  
marktempler residential sales, Yatton on:







Total area: approx. 63.5 sq. metres (684.0 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 PlanUp.