

34 Rectory Way Yatton BS49 4HQ

£269,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Mid terrace house



HOW BIG
860.50 sq ft



BEDROOMS
3



RECEPTION ROOMS
2



BATHROOMS
1



WARMTH
uPVC double glazing and oil
fired central heating



PARKING
Garage



OUTSIDE SPACE
Front and rear



EPC RATING



COUNCIL TAX BAND
B

Delightful three bedroom mid terrace home, presented to the market with no onward chain and in excellent order throughout - 34 Rectory Way has recently been professionally decorated and benefits from new flooring laid across the whole property. The accommodation offers a light and welcoming feel in 'turn key' condition. A generous lounge dining room spans the full depth of the property and provides the ideal social and family space. The separate kitchen sits to the rear, open to the dining area and fitted with a range of wall and base cabinets. Further ground floor accommodation includes entrance hall and understairs storage cupboard, adding partiality. Upstairs, the first floor enjoys three well-proportioned bedrooms, two comfortable doubles and a single, together with a contemporary shower room WC.

Externally, the property enjoys gardens to both the front and rear. The rear garden is fully enclosed, laid predominantly to lawn and stone chippings, offering a low maintenance outside space that still provides plenty of opportunity for planting and personalisation. A pathway leads directly to the garage located at the foot of the garden, which serves as secure off street parking. To the front, the house is pleasantly set back from the road by a lawned garden, home to an established and attractive Golden Weeping Willow tree. Neighbouring properties have demonstrated the potential to reconfigure this space into a driveway, subject to the necessary consents, creating additional off road parking if required.

Rectory Way is a peaceful residential road located within easy reach of the wide range of village amenities Yatton has to offer. Families will appreciate the close proximity to highly regarded local schools, while commuters benefit from being within walking distance of Yatton's mainline railway station, providing direct links to both Bristol and London Paddington. The village itself is surrounded by beautiful North Somerset countryside and enjoys easy access to the M5 motorway network, while still retaining a welcoming community atmosphere with shops, cafes, and local services all close by.

34 Rectory Way offers a fantastic opportunity to secure a ready to move into home within this ever-popular location.



Well presented home 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.



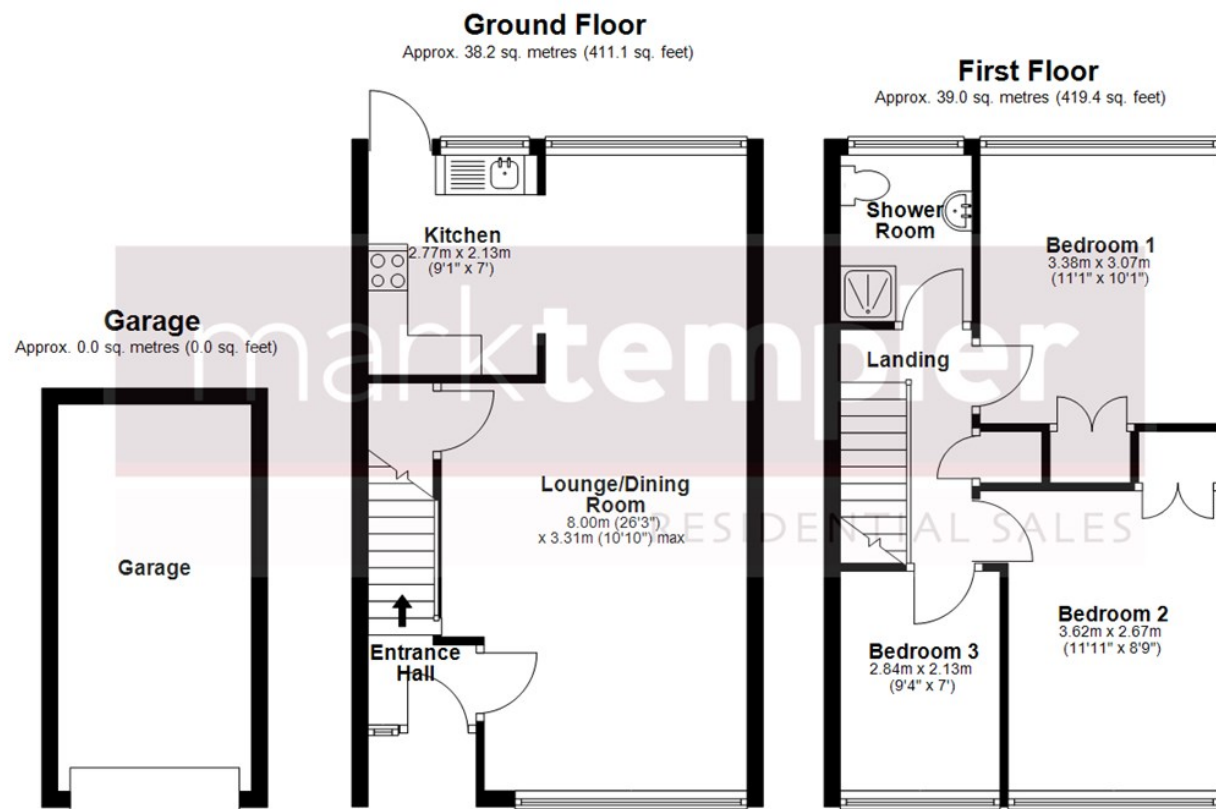
Up your street...

- Glorious countryside walks across Cadbury Hill and the Strawberry Line
- Level access to Yatton's village 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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Total area: approx. 77.2 sq. metres (830.5 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.