

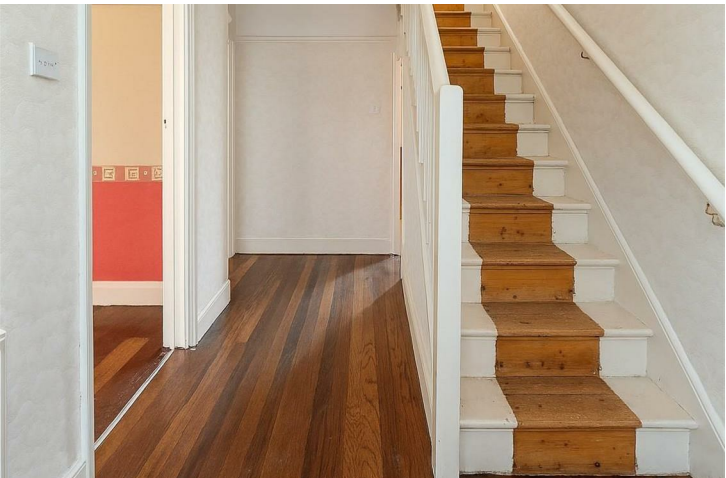
50 Derham Park Yatton BS49 4EA

£360,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

Semi-detached house



HOW BIG

1610.10 sq ft



BEDROOMS

5



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

E



COUNCIL TAX BAND

E

Spacious five-bedroom semi-detached family home, located in a highly sought-after residential area within the village of Yatton. 50 Derham Park is offered to the market with no onward chain and offers over 1,610 sq. ft. of versatile accommodation across two floors, ideal for families seeking space and flexibility. The property is currently subject to an ongoing insurance claim for subsidence, therefore requiring structural work to be carried out. This charming home also presents an excellent opportunity for those looking to undertake modernisation, allowing buyers to tailor the home to their own tastes and requirements. The ground floor features a welcoming entrance hall leading to a bright and comfortable bay-fronted sitting room. A separate dining room opens into a conservatory, providing a peaceful spot to enjoy views of the garden and providing extra living space. The kitchen is complemented by a useful pantry, with a downstairs WC adding further practicality to the layout. Upstairs, the property currently offers five bedrooms, but this could be remodelled to create an impressive principal suite. A family bathroom and an additional shower room provide further practicality and convenience for busy households.

This generously sized and well-maintained rear garden offers excellent versatility for outdoor living and future development. A central stepping stone pathway leads through a lawn to a greenhouse and a wooden shed, ideal for gardening enthusiasts. The space is bordered by a variety of fencing, providing a high level of privacy. With ample room for growing vegetables and other produce, the garden is perfect for those seeking a more sustainable lifestyle. Additionally, the substantial size of the outdoor area presents exciting potential for extending the property, subject to the necessary planning permission, making this garden a standout feature with both lifestyle and investment appeal. To the front, a block-paved driveway provides off-street parking for multiple vehicles and leads to the garage.

Derham Park is a highly regarded cul-de-sac situated in a prime village location, just a short walk from all of Yatton's amenities, including the shopping precinct, mainline railway station, and village primary school. Yatton is also within the catchment area of Backwell Secondary School and Sixth Form. Commuters have easy access to both Bristol City Centre and Weston Super Mare by road and rail, plus to the M5 via junction 20 at Clevedon. This is a truly rare opportunity to purchase a property in this sought-after location.







Substantial five bedroom semi detached home 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 centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

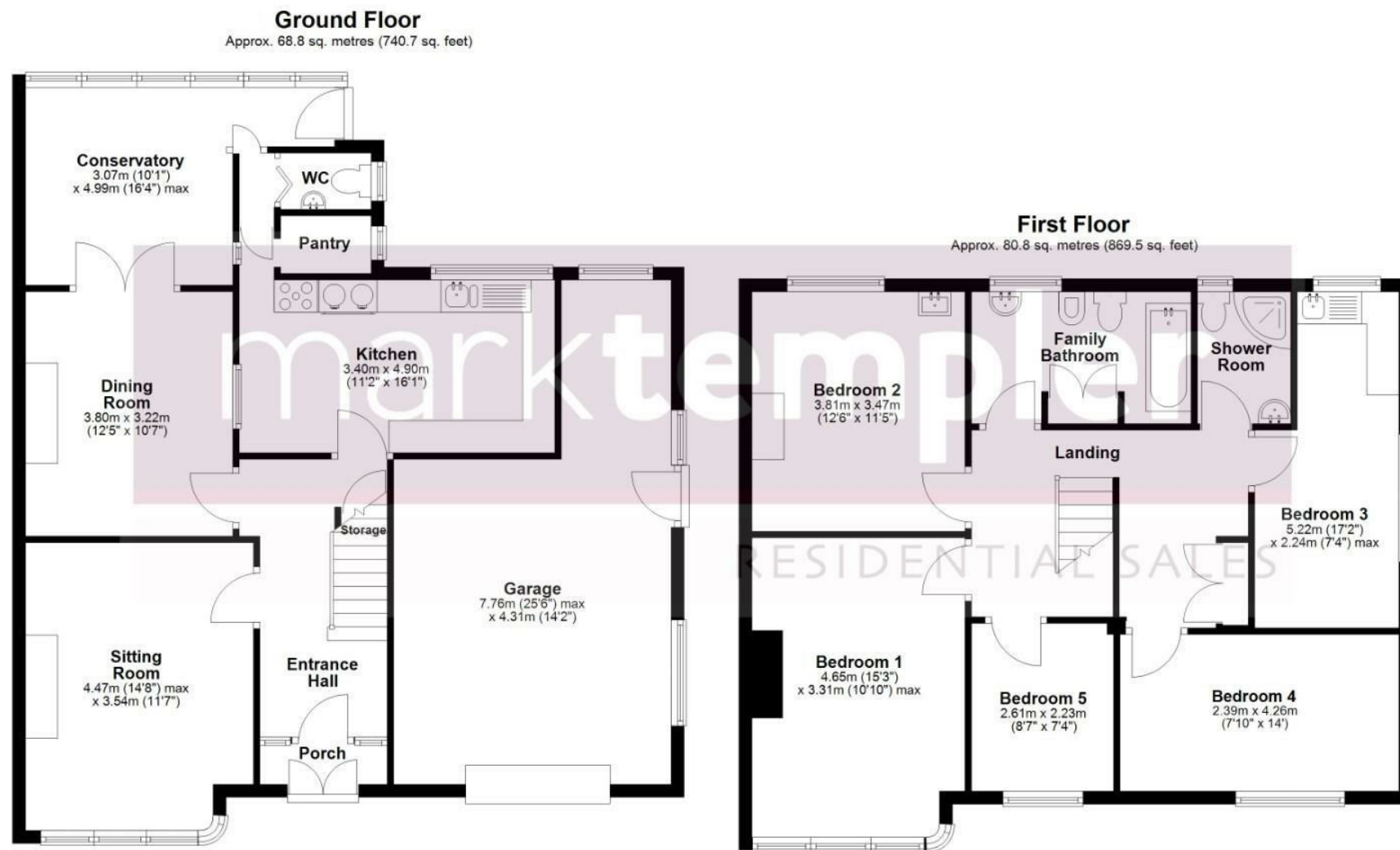
St Mary's village church

Yatton's mainline railway station



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Total area: approx. 149.6 sq. metres (1610.1 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.