

27 Wakedean Gardens Yatton BS49 4BL

£239,950

marktempler

RESIDENTIAL SALES



**PROPERTY TYPE**

Terrace house

**HOW BIG**

822.00 sq ft

**BEDROOMS**

2/3

**RECEPTION ROOMS**

1/2

**BATHROOMS**

2

**WARMTH**

uPVC double glazing and gas fired central heating

**PARKING**

Off street

**OUTSIDE SPACE**

Front and rear

**EPC RATING**

C

**COUNCIL TAX BAND**

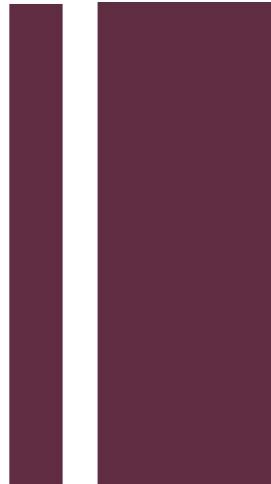
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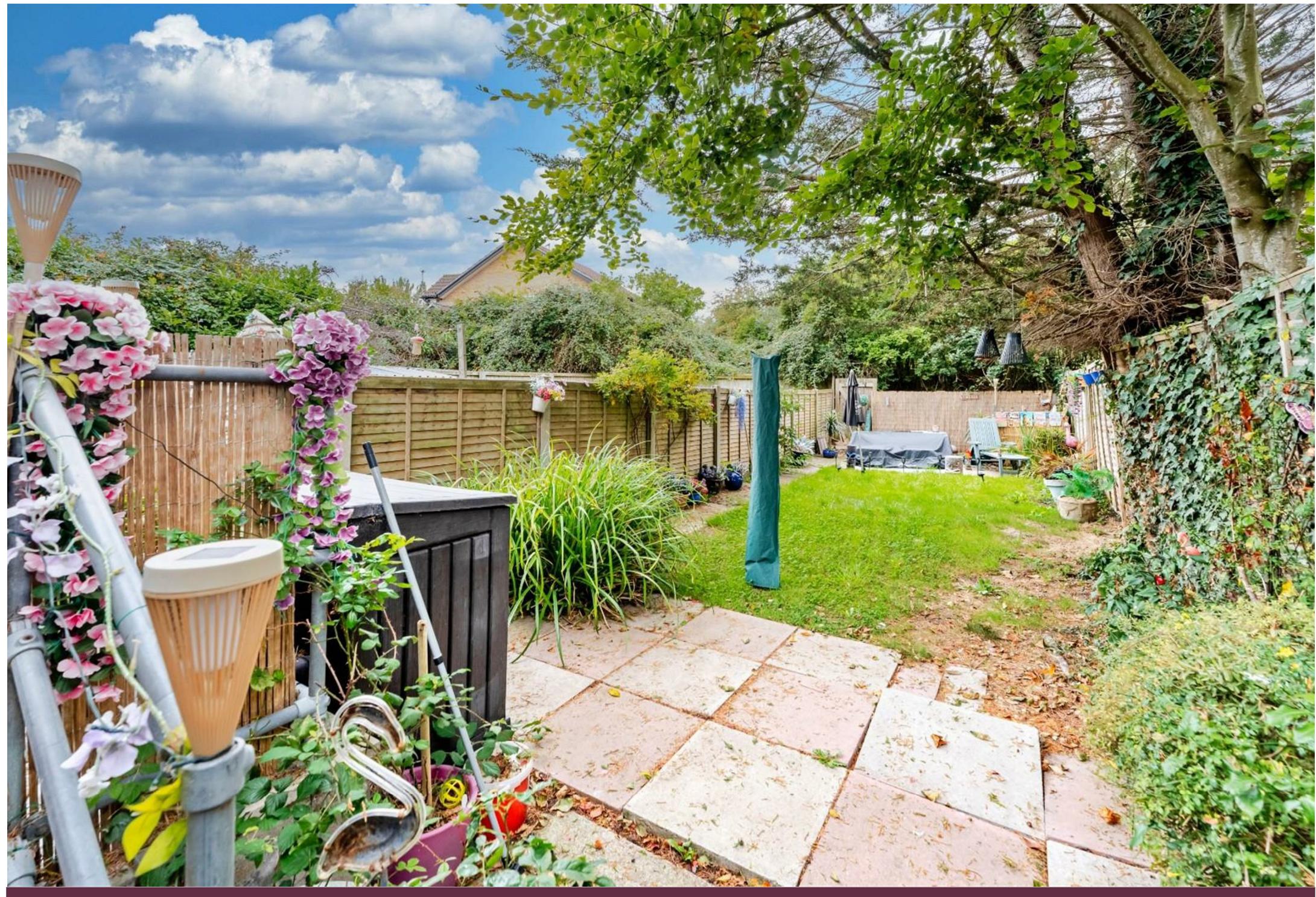
Available with no onward chain, this deceptively spacious home provides a rare opportunity for those seeking versatile accommodation in a convenient village location. 27 Wakedean Gardens has been cleverly extended, creating a practical layout for modern family life, while also offering the option of single-floor living. The ground floor is accessed via a welcoming entrance porch and hallway with doorway to a bright sitting room, positioned to the front of the property and open to the generous kitchen breakfast room provides the ideal social hub, with ample space for dining. A rear hall leads to a practical shower room and a third bedroom, which could easily serve as a study or second reception room, making this home particularly appealing for those who work from home or require single floor living. Upstairs, the first floor offers two well-proportioned bedrooms and a family bathroom.

The property enjoys a surprisingly generous rear garden, offering a wonderful degree of privacy and plenty of scope for those with green fingers or outdoor entertaining. The garden is mainly laid to lawn with space for seating areas, making it ideal for families or those who enjoy spending time outside. To the front, there is off street parking. This combination of practical outdoor space and private parking is a real asset in this popular part of the village.

Wakedean Gardens is a quiet, on the northern edge of Yatton, within easy reach of the village's mainline railway station, providing direct links to Bristol, Bath, London and the West Country. The village centre is just beyond, offering a wide range of everyday amenities including shops, cafes, and a primary school, while secondary schooling can be found in nearby Backwell. For those who enjoy the outdoors, the surrounding countryside and the Strawberry Line cycle path are close at hand, making this an excellent choice for commuters, families and first-time buyers alike.







## Extended 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 centre

Yatton's sought after primary schools

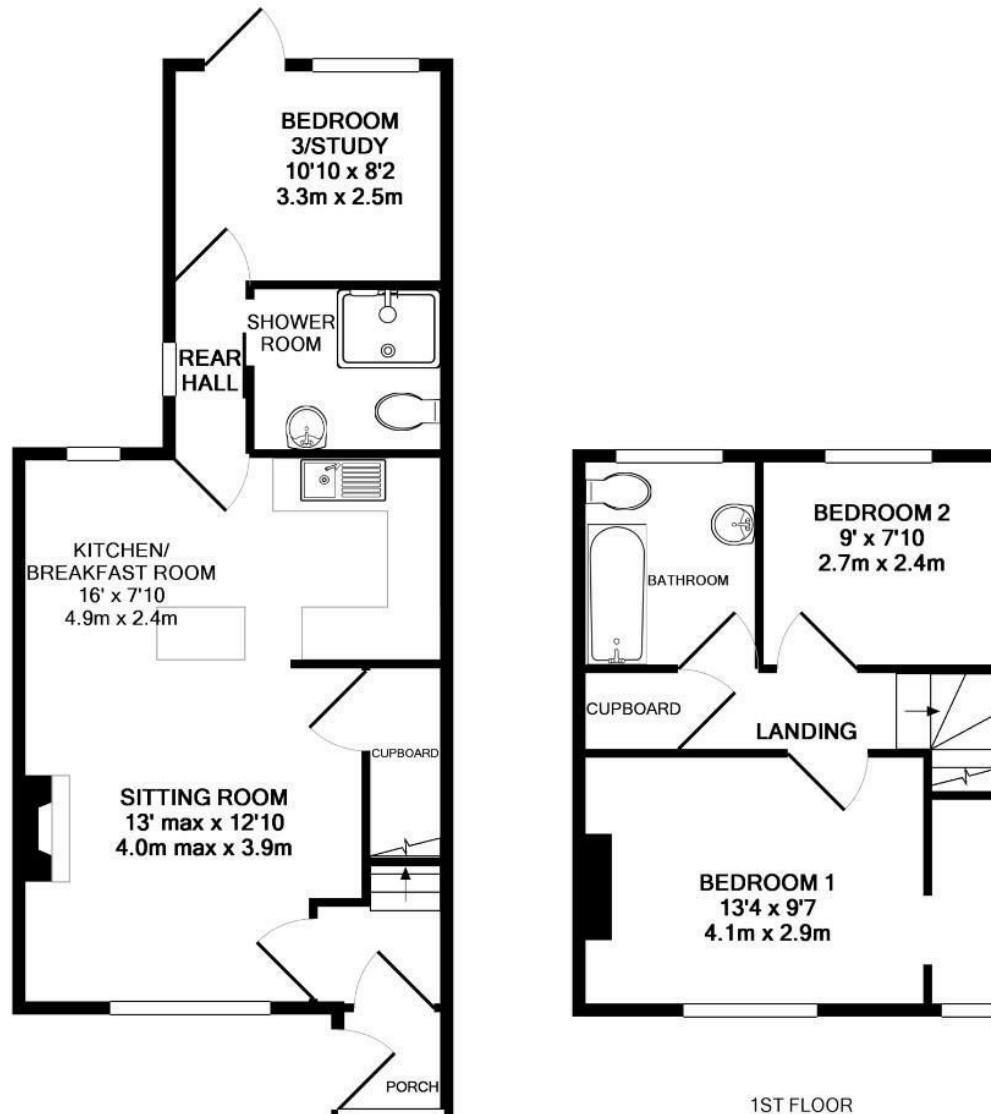
Cadbury House leisure club with celebrity chef restaurant

St Mary's village church

Yatton's mainline railway station

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TOTAL APPROX. FLOOR AREA 822 SQ.FT. (76.4 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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