

12 Strawberry Drive Yatton BS49 4GA

£220,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
First floor apartment



HOW BIG
603.00 sq ft



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
2



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Allocated off street



OUTSIDE SPACE
Private balcony



EPC RATING
B



COUNCIL TAX BAND
B

An exceptional opportunity to acquire this beautifully appointed, two double-bedroom first-floor apartment, nestled within the heart of Yatton. Crafted in 2020 by the esteemed local developer Woodstock Homes, this elegant residence combines contemporary design with thoughtful touches throughout, creating a home that is as practical as it is inviting. Whether you're a first-time buyer seeking a stylish start or an investor looking for a turnkey opportunity, this property offers both flexibility and finesse. Step through the secure communal entrance, complete with a telephone intercom system, and into a spacious hallway that sets the tone for the rest of the apartment. A generous double storage cupboard provides practical space, while the open-plan living area is a masterclass in modern layout, seamlessly blending a sleek kitchen, along with a warm, welcoming sitting area. French-style doors lead out to a private balcony, a tranquil retreat perfect for morning coffee or evening relaxation. The accommodation continues with two well-proportioned double bedrooms, each bathed in natural light. The principal bedroom enjoys the luxury of a stylish en-suite shower room, while the second bedroom is served by a contemporary family bathroom, making it ideal for guests or family living.

Externally, the apartment benefits from a private enclosed balcony, offering a peaceful outdoor haven, along with allocated parking and access to a secure internal bike store, perfect for those embracing a more active lifestyle.

Strawberry Drive enjoys a prime position just a short, level stroll from Yatton's vibrant village centre, where you'll find a charming array of local shops, hairdressers, and a traditional bakery. The nearby mainline railway station provides direct links to Bristol, Bath, London and the West Country, making this a superb choice for commuters and those seeking the perfect blend of countryside charm and city connectivity.



Modern, two bedroom apartment, nestled in the heart of Yatton village



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.

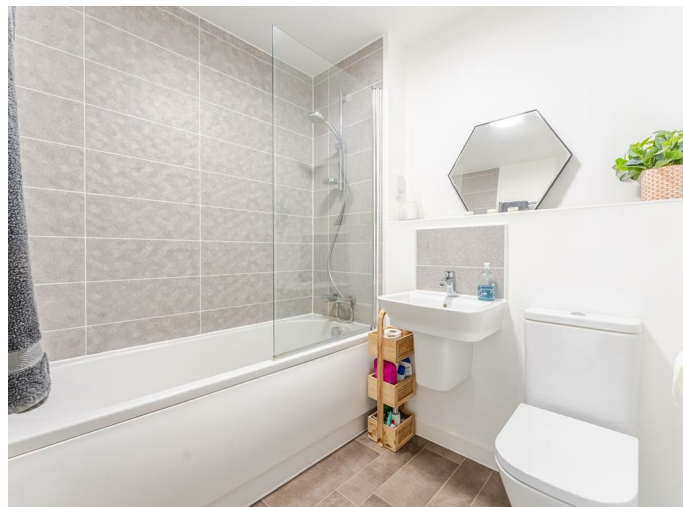
The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer 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



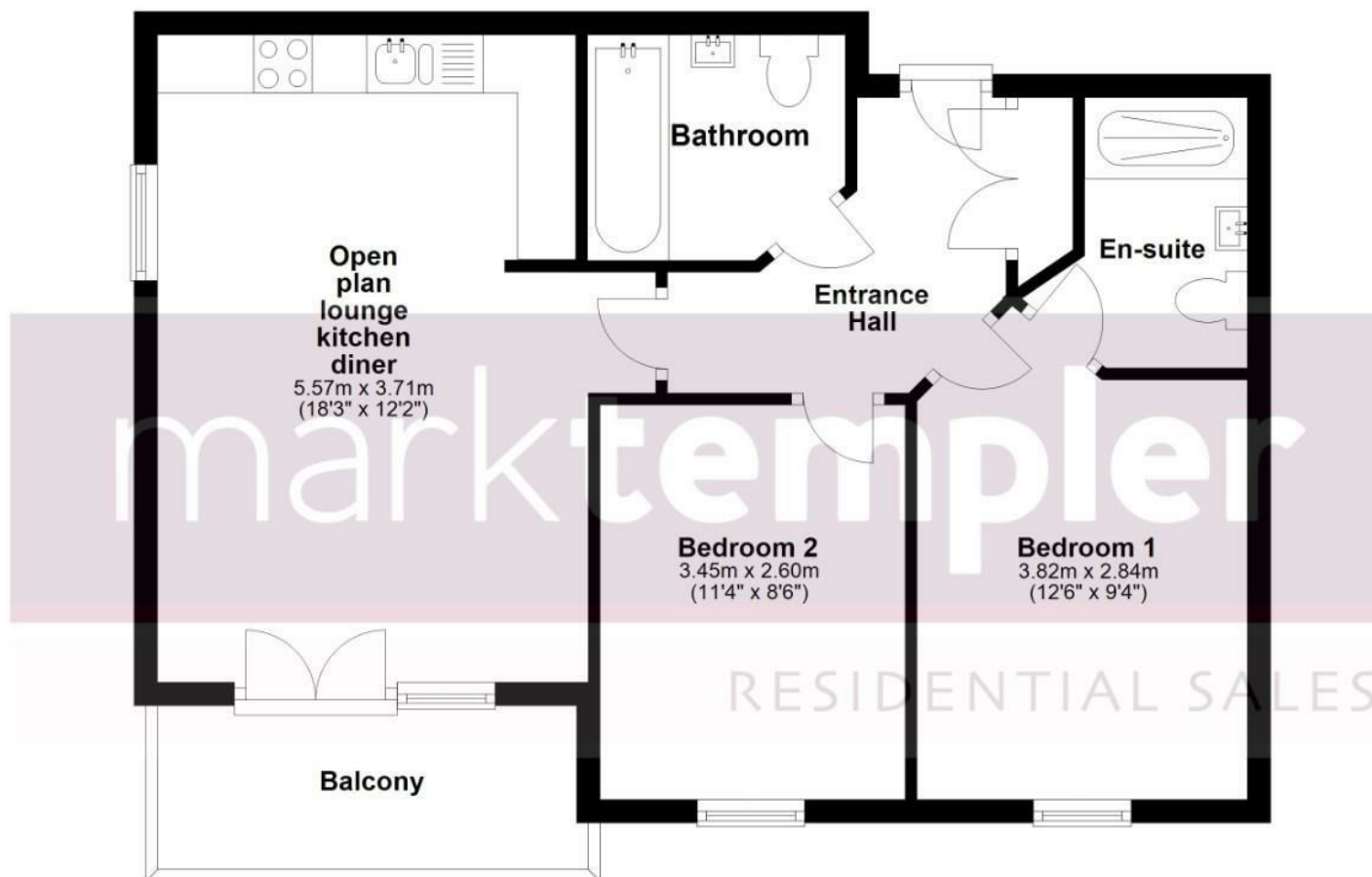
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First Floor

Approx. 56.0 sq. metres (603.0 sq. feet)



Total area: approx. 56.0 sq. metres (603.0 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.