

2 Tripps Corner Yatton BS49 4JW

£365,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached bungalow



HOW BIG
991.80 sq ft



BEDROOMS
3



RECEPTION ROOMS
2



BATHROOMS
1



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street and garage



OUTSIDE SPACE
Front, side, and rear



EPC RATING
D



COUNCIL TAX BAND
D

Detached three-bedroom bungalow, tucked away in a quiet cul-de-sac on Yatton's sought-after southern fringe, and offered to the market with no onward chain. 2 Tripps Corner is a very well-presented property that offers light-filled, flexible accommodation, and is a home that perfectly balances comfort, convenience, and charm, ideal for those looking to downsize without compromise or for families seeking space in a tranquil setting. A porch and entrance hall welcome you inside. To the front, a well-appointed kitchen provides ample storage and workspace, while the separate dining room offers the perfect setting for family meals and entertaining, with doors opening directly onto the rear garden for effortless alfresco living. A spacious sitting room completes the main living space, creating a cosy retreat for relaxing evenings. There are three bedrooms on offer, two of which are comfortable doubles, offering further versatility for everyday living or home working. A shower room completes the internal accommodation on offer.

The garden is truly charming, wrapping around the property, beautifully framed by mature hedgerows and an array of established shrubs that create a sense of privacy and tranquillity. The generous stretch of level lawn offers endless possibilities, whether for family play, summer entertaining, or simply relaxing in the sunshine. A neat paved terrace provides the perfect spot for morning coffee or evening drinks, while the vibrant greenery and open skies give the space a wonderfully uplifting feel. The property is approached via a neat driveway that provides ample parking and leads to the garage. The front is also complemented by a well-tended front garden that adds real kerb appeal. The garden features a lawn bordered by mature shrubs and colourful planting, creating an attractive approach.

Tripps Corner is a cul-de-sac located on the southern fringes of Yatton, giving you the ideal balance of the convenience of Yatton's amenities in one direction, including the shopping precinct and Yatton's highly regarded primary school, with the countryside in the other. Also just up the road is Yatton's railway station with mainline connections to Cornwall, Devon, Bristol, London and beyond.







Detached bungalow on the Southern fringes 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



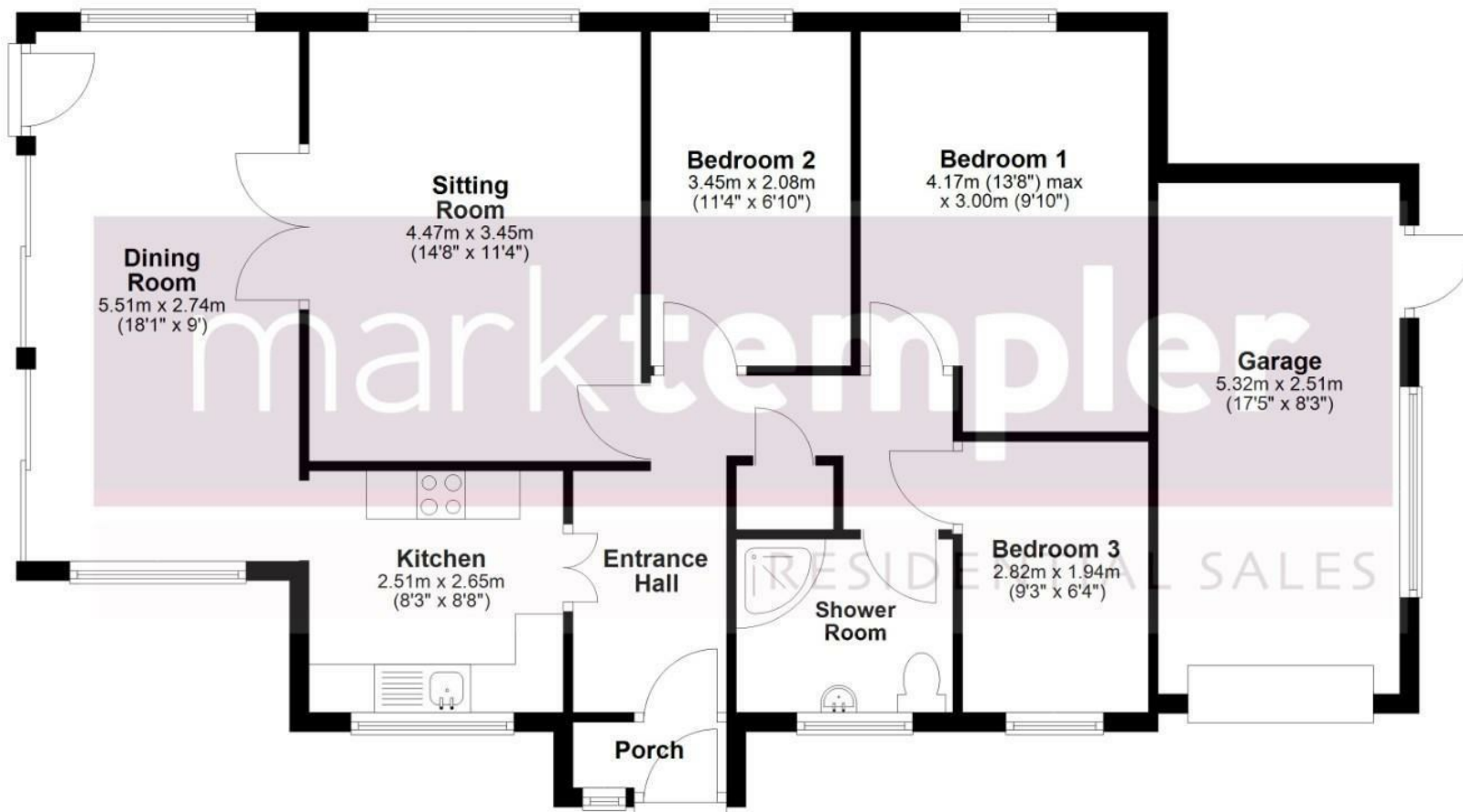
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Ground Floor

Approx. 92.1 sq. metres (991.8 sq. feet)



Total area: approx. 92.1 sq. metres (991.8 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.