

14 Woodmill Yatton BS49 4QG

Asking Price £325,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Semi-detached house



HOW BIG
856.60 sq ft



BEDROOMS
3



RECEPTION ROOMS
2



BATHROOMS
1



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off-street and single
garage



OUTSIDE SPACE
Front and rear



EPC RATING
C



COUNCIL TAX BAND
C

Three-bedroom semi-detached family home in the North End of Yatton, and offered to the market with no onward chain. 14 Woodmill is a wonderful family home that is ideally tucked away in a tranquil cul-de-sac offering convenient access to Yatton's mainline railway station, along with other amenities the village has to offer. The property is well presented throughout and offers potential buyers a blank canvas to create a home to cherish for years to come. A private entrance porch gives access to a convenient WC and also opens into the sitting room, a cosy space to relax and unwind. The heart of the home lies in the stylish, modern kitchen/dining area. This well-appointed space features a range of fitted wall and base units, seamlessly flowing into the dining area, making it an ideal space for entertaining. French doors open onto the rear garden, creating a wonderful indoor-outdoor connection for summer gatherings, enhancing the social feel that the property offers. Upstairs, you'll find three comfortable bedrooms, along with the family bathroom.

The rear garden is a delightful space that perfectly complements the property. A generous paved patio provides the ideal spot for outdoor dining and entertaining, leading onto a level lawn that offers plenty of room for children to play or for keen gardeners to add their own touches. At the far end, a raised seating area provides a private retreat to enjoy the late afternoon sun. A courtesy door also provides handy access to the garage. The front is laid to decorative stone with a driveway to the side providing off-street parking for multiple vehicles, and leads to the attached garage.

Woodmill is a quiet cul-de-sac and is within a short walk of Yatton railway station, connecting to both London and the West Country. Locally, you have a range of amenities that include the highly regarded village school, village shops, cafes and much more.



Three bedroom home in a quiet cul-de-sac in 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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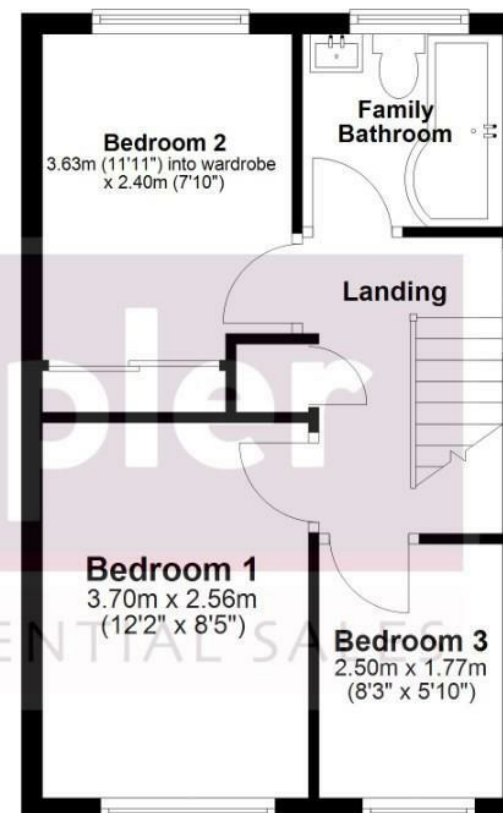
Ground Floor

Approx. 47.1 sq. metres (507.4 sq. feet)



First Floor

Approx. 32.4 sq. metres (349.2 sq. feet)



Total area: approx. 79.6 sq. metres (856.6 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.