

42 Wemberham Crescent Yatton BS49 4BE

£325,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Semi-detached house



HOW BIG
1035.00 sq ft



BEDROOMS
3



RECEPTION ROOMS
2



BATHROOMS
1



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street



OUTSIDE SPACE
Front and rear



EPC RATING
C



COUNCIL TAX BAND
C

Highly desirable semi-detached family home situated within a popular Yatton cul de sac - 42 Wemberham Crescent is a three-bedroom semi-detached family home, located in the North End of Yatton Village, affording convenient access to Yatton's mainline railway station. The ground floor accommodation is accessed from the side with an entrance hall providing access to the principal rooms. The kitchen is to the front of the property, has been extended, with the garage now also incorporated, creating a more social area. The sitting room is to the rear, opening into a conservatory, which in turn opens onto the rear garden. On the first floor, you have three bedrooms and a family bathroom. Bedroom one spans the entire width of the property, and due to the dimensions, allows the possibility of adding an en-suite if you so wish.

Outside, the rear garden is enclosed, with areas laid to block paving and decorative stone to place your garden furniture, connected by a pathway also laid to decorative stone. An area laid to lawn is bordered on one side by a planted bed containing shrubs, with a further planted bed to the side of the pathway. This outside space is an ideal opportunity for you to get creative and impart your personality. To one side is a secure gate that provides access to the front, where you will find areas laid to decorative stone and hard standing, providing off-street parking for multiple vehicles.

Wemberham Crescent can be found only a short distance from Yatton's mainline railway station, as well as offering an easy level approach to the shops in the village centre and Yatton Primary School. Secondary schools are within easy reach at Backwell and Churchill.







Three bedroom family home, affording convenient access to Yatton's mainline railway station



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



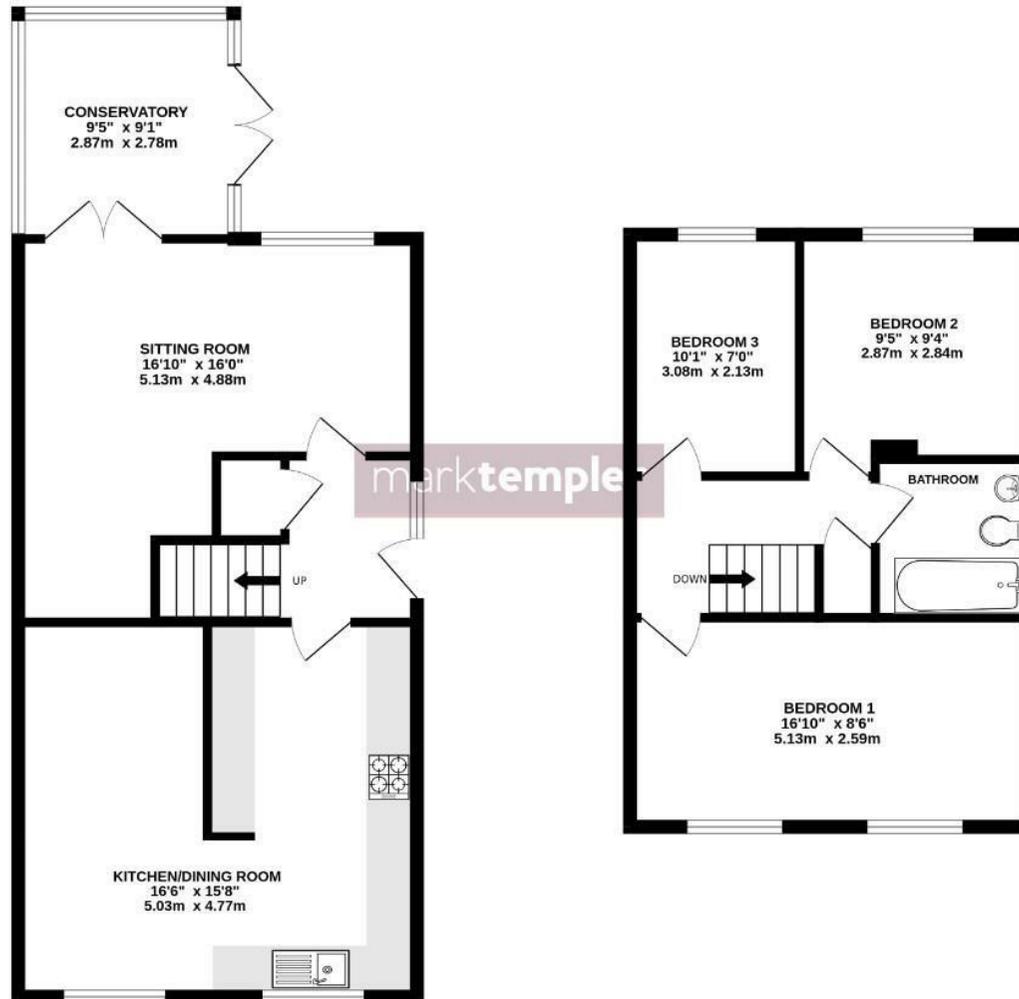
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GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.

1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.2 sq.m.) approx.

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.
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