# 18 Dysons Close Yatton BS49 4DP

**£365,000**

marktempler
RESIDENTIAL SALES

**Property Type**
House - Detached

**How Big**
939.00 sq ft

**Bedrooms**
3

**Reception Rooms**
2

**Bathrooms**
1

**Warmth**
Gas central heating

**Parking**
Off street & garage

**Outside**
Front & rear

**EPC Rating**
D

**Council Tax Band**
D

**Construction**
Traditional

**Tenure**
Freehold

A beautifully presented and evidently well cared for three bedroom detached home, quietly tucked away in the corner of this highly regarded village cul-de-sac. 18 Dysons Close is a property that immediately gives a strong sense of quality, care and practicality, offering bright, well balanced accommodation that will suit a wide range of buyers, from young families through to downsizers seeking a central yet peaceful setting. The ground floor is arranged particularly well for day-to-day living, with a welcoming entrance hall, cloakroom WC and a kitchen breakfast room positioned to the front of the house, creating a practical and sociable space in which to start the day. To the rear, the house opens into a full width sitting room, a wonderfully light principal reception space with ample room in which to relax and unwind, flowing naturally through to a separate dining area that enjoys a lovely connection with the garden beyond. This arrangement gives the property an excellent sense of space and makes it equally well suited to quiet evenings at home or entertaining family and friends. Upstairs, the first floor provides three well proportioned bedrooms together with a smartly appointed shower room, all presented in a manner that reflects how carefully the house has been maintained over the years. Altogether, this is a home that feels tidy, balanced and immediately comfortable, while still offering the reassuring practicality so often sought yet increasingly hard to find in such a central village position.

Outside, the property continues to impress. The rear garden is enclosed, attractively arranged and designed to be both appealing and easy to enjoy, with areas laid to lawn, established shrub planting and a neat, well tended feel throughout. Backing onto an area of green space, the garden benefits from a particularly pleasant sense of privacy and separation, adding greatly to the overall enjoyment of the outside space. It is a garden that feels safe, enclosed and manageable, equally suited to children, keen gardeners or those simply looking for a peaceful spot in which to sit and enjoy the warmer months. In addition, there is a useful storage shed and a garage with power and light, together with driveway parking, ensuring the property functions just as well externally as it does internally. The front approach is equally neat and well kept, reinforcing the impression of a house that has been genuinely loved and carefully looked after.

Dysons Close is a particularly sought after cul-de-sac within Yatton, prized for its peaceful setting and outstanding convenience to the heart of the village. From here, the local shopping precinct, bakers, hairdressers and day-to-day amenities are all close at hand, while Yatton railway station remains a major draw for commuters requiring direct links to Bristol, Bath, London and the West Country. The village continues to prove especially popular with buyers seeking a strong sense of community combined with practical accessibility, and families are well served by nearby primary schooling, with secondary education available at Backwell School.

In all, 18 Dysons Close is an exceptionally tidy and well positioned village home, combining quality, comfort and a tucked away central setting that is always in strong demand.

# A stone's throw from Yattons village centre

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.

# About this property

TENURE
Freehold

UTILITES
Mains electric
Mains gas
Mains water
Mains drainage

HEATING
Gas fired central heating

BROADBAND
Ultrafast broadband is available with the highest available download speed 2000 Mbps and the highest available upload speed 2000 Mbps.

This information is sourced via checker.ofcom.org.uk, we advise you make your own enquiries.

If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of their knowledge.

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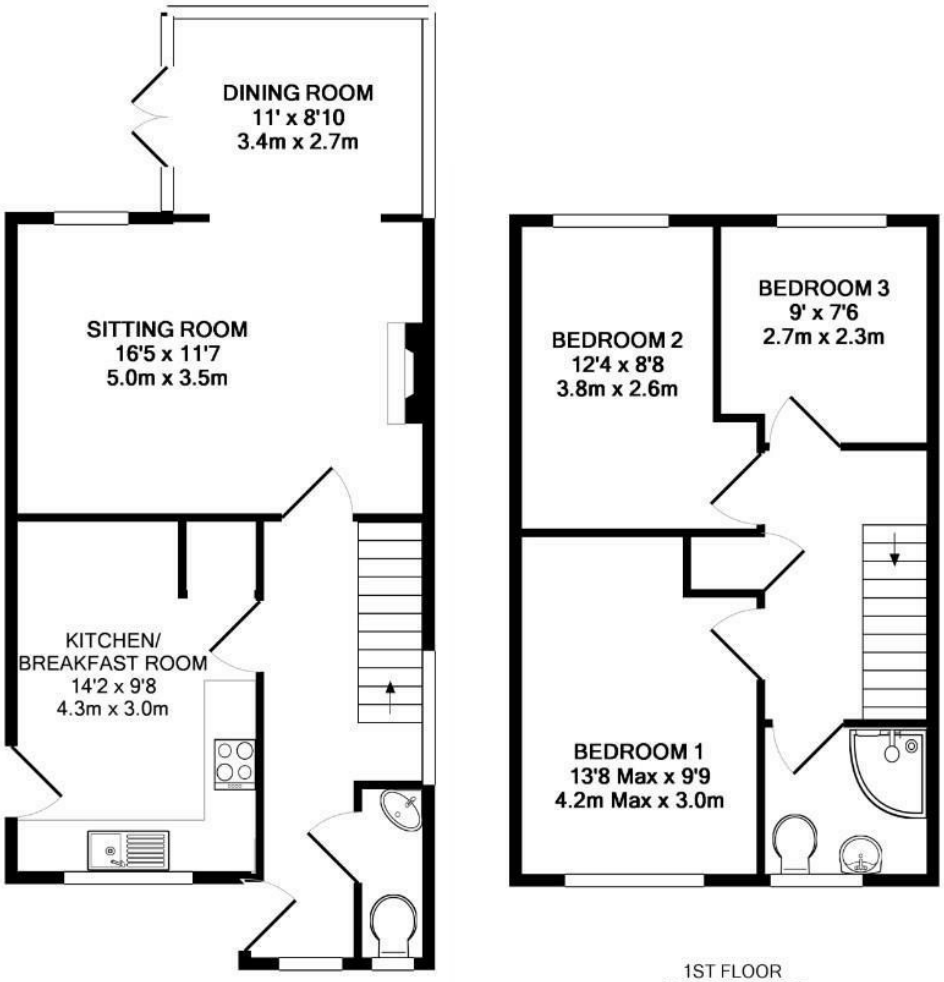


1ST FLOOR
APPROX. FLOOR
AREA 417 SQ.FT.
(38.7 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 522 SQ.FT.
(48.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 939 SQ.FT. (87.2 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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