

47 Wheatear Road Yatton BS49 4FR

£425,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
Detached house



HOW BIG  
1075.30 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
2



BATHROOMS  
2



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off-street and garage



OUTSIDE SPACE  
Front and side



EPC RATING  
B



COUNCIL TAX BAND  
D

47 Wheatear Road is a beautifully presented three-bedroom detached home, situated within the highly popular Chestnut Park Development. One of only two of its design, offering thoughtfully arranged accommodation, ideal for modern family living. Built in 2018 by Bloor Homes and finished to a high standard throughout, the property boasts a generous sitting room with dual aspect windows and double doors, creating a bright and welcoming space to relax or entertain. The heart of the home is the stunning open plan kitchen dining room, featuring dual aspect windows, and fitted with a stylish kitchen featuring a full range of integrated appliances. French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living. A practical cloakroom and understairs storage complete the ground floor. Upstairs, the principal bedroom benefits from fitted wardrobes and a sleek en-suite shower room, while two further well-proportioned bedrooms are served by a contemporary family bathroom.

The garden is a beautifully maintained and thoughtfully designed outdoor space, ideal for both entertaining and everyday family life. A central lawn provides a lush green focal point, bordered by light-toned paving that creates a clean and practical layout. A timber pergola shelters a dedicated area, perfect for dining outdoors, while a separate paved seating area is ideal for your cushioned outdoor furniture, offering a relaxed space to unwind, making this garden well-suited for summer gatherings. Enclosed by stone walls, the garden offers excellent privacy and enjoys a sunny, south-facing aspect. A side return gives access to the garage and driveway, completing this superb outdoor setting.

Chestnut Park is a modern development at the North End of the village and has proven to be extremely popular, with its convenient location to all of Yatton's amenities, including the mainline railway station, schools, and the Somerset countryside.







## Stunning, detached modern home in Yatton's popular Chestnut Park Development



### 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

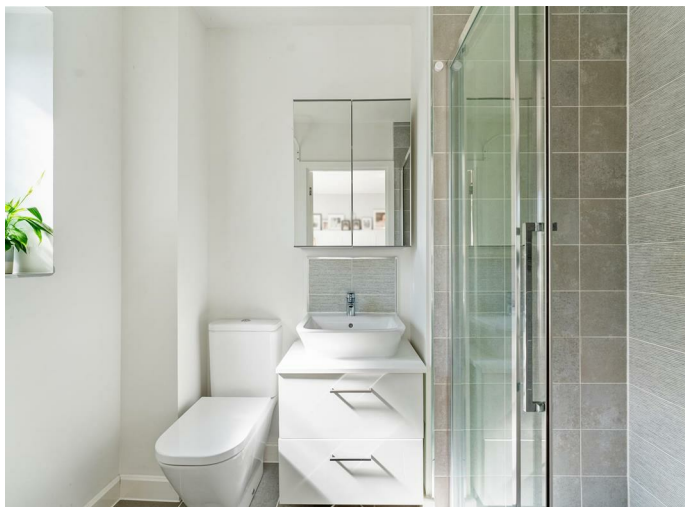
Level access to Yatton's village centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

St Mary's village church

Yatton's mainline railway station



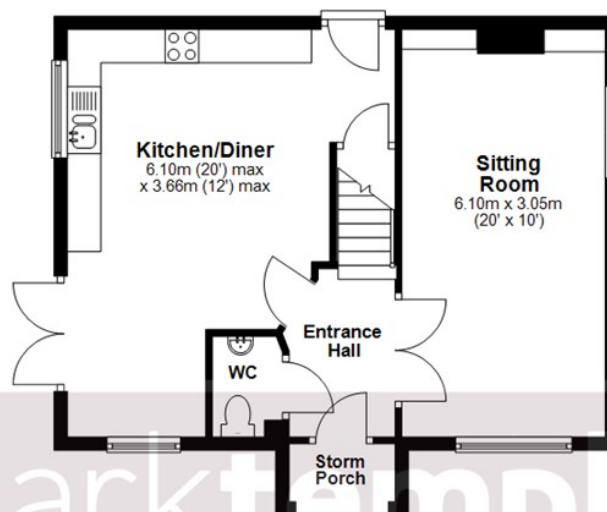
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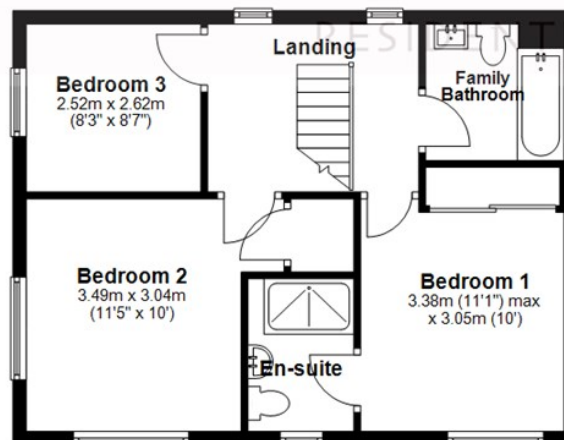
### Ground Floor

Approx. 50.7 sq. metres (545.9 sq. feet)



### First Floor

Approx. 49.2 sq. metres (529.3 sq. feet)



Total area: approx. 99.9 sq. metres (1075.3 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.