35 Jones Close Yatton BS49 4RA

£240,000

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Property Type	How Big
House - End Terrace	588.10 sq ft
Bedrooms	**Reception Rooms**
2	1
Bathrooms	**Warmth**
1	Gas central heating
Parking	**Outside**
Off street	Front & rear
EPC Rating	**Council Tax Band**
C	B
Construction	**Tenure**
Traditional	Freehold

A well-positioned two-bedroom end-of-terrace home tucked away in a quiet cul-de-sac in the North End of Yatton, offering balanced accommodation and a low-maintenance lifestyle. 35 Jones Close is offered to the market with no onward chain and delivers a comfortable and easy-flowing layout that naturally suits modern-day living. From the moment you step inside, the entrance hall creates a neat and practical introduction, leading through to a well-arranged kitchen positioned at the front, perfectly set up for day-to-day cooking with everything within easy reach. To the rear, the home really comes into its own, where the lounge/diner stretches across the width of the property, creating a bright, sociable space that effortlessly adapts to both everyday routines and more relaxed evenings in, with doors opening out to the garden to extend the living space in the warmer months. Upstairs, the accommodation continues to feel well considered, with two well-proportioned bedrooms arranged off the landing and a bathroom fitted with a three-piece suite. The principal bedroom offers a calm retreat, complete with built-in storage to keep things streamlined, while the second bedroom lends itself perfectly to guests, working from home or hobbies.

The southerly rear garden is fully enclosed and designed with ease of maintenance in mind, comprising a paved patio adjoining the property and an area of decorative stone chippings. Mature shrubs and an ornamental tree provide colour and screening, while a useful garden shed offers additional storage. Enjoying a sunny southerly orientation and gated access, the garden provides an attractive and practical outdoor space. The front boasts a block paved driveway that provides off-street parking for two vehicles with an additional area laid to decorative stone that offers additional parking if so required. A pathway runs alongside the driveway and leads to the main entrance.

Jones Close is a sought-after, peaceful cul-de-sac in the north end of the village, but still within a short distance to Yatton's various shops and cafes. It is also an excellent commuter base to Bristol city centre, the West Country, and London via the local railway, which is a short walk away.

Two bedroom home offering excellent value for money in the North End 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.

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 10000 Mbps and the highest available upload speed 10000 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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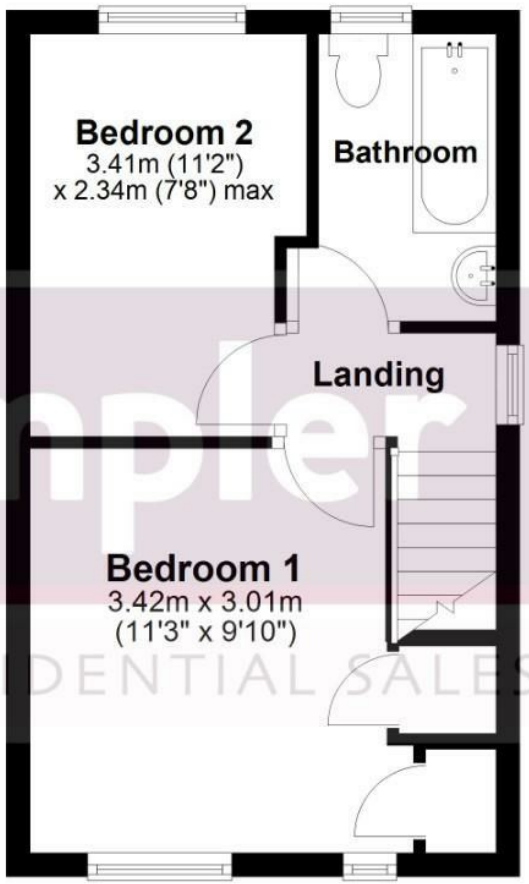
Ground Floor

Approx. 27.3 sq. metres (294.0 sq. feet)

First Floor

Approx. 27.3 sq. metres (294.0 sq. feet)



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Total area: approx. 54.6 sq. metres (588.1 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 responibility 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 applicances shown have not been tested and no guarantee as to their operability or efficency can be given.
Plan produced using PlanUp.

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