

84 Wemberham Lane Yatton BS49 4BP

£319,950

marktempler

RESIDENTIAL SALES





Property Type

House - End Terrace



How Big

747.00 sq ft



Bedrooms

2



Reception Rooms

1



Bathrooms

1



Warmth

Gas Central Heating



Parking

Driveway



Outside

Front & Rear



EPC Rating

B



Council Tax Band

B



Construction

Traditional



Tenure

Freehold

Beautifully appointed contemporary two-bedroom home that offers deceptively spacious accommodation, exceeding what is typically expected from a two-bedroom property, whilst benefitting from solar panels that generate free electricity and contribute towards lower running costs. 84 Wemberham Lane was constructed in 2022 and is finished to an impressive standard throughout, combining modern styling with quality craftsmanship, including solid oak internal doors that add warmth and character to every room. The light and airy accommodation is accessed via a welcoming entrance hall with a useful ground floor cloakroom/WC and staircase rising to the first floor. A particular feature of the property is its open-plan ground floor layout, creating a sociable and flexible living environment ideally suited to modern lifestyles. The dual-aspect kitchen dining room is flooded with natural light and fitted with a comprehensive range of contemporary units, work surfaces and integrated appliances, flowing seamlessly into the generously proportioned sitting room. This impressive reception space provides ample room for both relaxation and entertaining, whilst enjoying pleasant outlooks and direct access to the rear garden. Upstairs, the first-floor landing leads to two well-proportioned double bedrooms and a stylish family bathroom fitted with a modern three-piece suite. The principal bedroom enjoys far-reaching countryside views, creating a wonderful sense of space and openness. Finished to a high specification throughout and enhanced by its energy-efficient design, this is a home that successfully combines contemporary living with practical everyday comfort.

The property enjoys a surprisingly private and attractively landscaped rear garden, designed with ease of maintenance firmly in mind. Immediately adjoining the property is a generous paved seating terrace that spans the width of the house, providing an ideal space for outdoor dining, entertaining and relaxing during the warmer months. Beyond the patio, an area of artificial lawn creates a neat and practical outdoor environment that can be enjoyed throughout the year. The garden is fully enclosed, offering a good degree of privacy and security, whilst also providing plenty of opportunity for purchasers to introduce their own choice of potted plants and container displays to add colour and personality to the space. Enjoying a sunny aspect and requiring very little upkeep, the garden provides a pleasant extension of the living accommodation and an ideal setting in which to unwind. To the front you have a block paved driveway that provides side by side parking for two vehicles. To the side of the property is a secure gate that provides handy access to the rear

Number 84 is ideally situated on Wemberham Lane, within a short walk of Yatton's mainline railway station, connecting to both London and the West Country, and benefitting from country views on the fringes of the village. Locally, you have a range of amenities that include the highly regarded village school, village shops, cafes and much more.







Spacious two-bedroom home with countryside views on the fringes 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

UTILITIES
Mains electric
Mains gas
Mains water
Mains drainage
Owned solar panels

HEATING
Gas-fired central heating

BROADBAND
Ultrafast broadband is available with the highest available download speed 180 Mbps and the highest available upload speed 220 Mbps.

This information is sourced via checker.ofcom.org.uk. We advise you to 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.



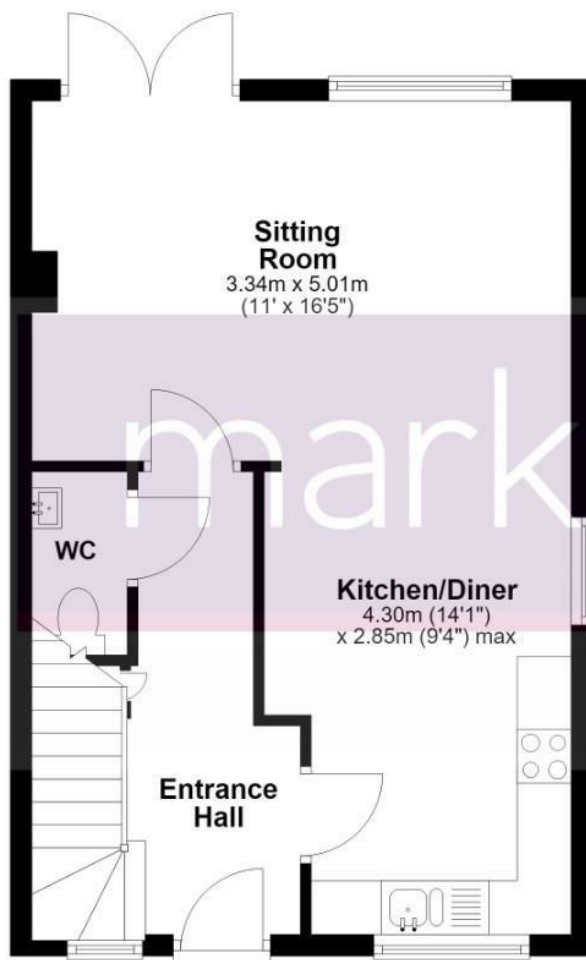
For the latest properties and local news follow [marktempler residential sales](#), Yatton on:





Ground Floor

Approx. 38.8 sq. metres (417.1 sq. feet)



First Floor

Approx. 30.6 sq. metres (329.9 sq. feet)



Total area: approx. 69.4 sq. metres (747.0 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.