

2 Park Avenue Yatton BS49 4AA

£475,000

marktempler

RESIDENTIAL SALES





 Property Type House - Detached	 How Big 1648.20 sq ft
 Bedrooms 4	 Reception Rooms 3
 Bathrooms 1	 Warmth Gas central heating
 Parking Off street & garage	 Outside Front, side & rear
 EPC Rating C	 Council Tax Band E
 Construction Traditional	 Tenure Leasehold

A rare opportunity to acquire a substantial and immensely versatile four/five-bedroom detached dormer-style bungalow, occupying an enviable position within one of Yatton's most coveted cul-de-sacs, where homes are seldom offered to the open market. 2 Park Avenue is nestled within this peaceful and established setting, and presents a wonderful blend of generous living space, flexibility and future potential, making it ideally suited to growing families, multi-generational living or those seeking accommodation capable of adapting to changing needs. A welcoming entrance hall forms the heart of the home and leads to a superb arrangement of reception space. The elegant sitting room enjoys a bright dual-aspect orientation, with natural light streaming in from two elevations to create an uplifting and inviting atmosphere throughout the day. A separate dining room provides the perfect backdrop for both formal entertaining and relaxed family gatherings, whilst the kitchen is conveniently positioned to serve the principal accommodation and offers exciting scope for updating and reconfiguration, subject to any necessary consents. Beyond, a useful rear lobby provides access to the garden and integral access to the garage, enhancing the practicality of the home and complementing modern family life. Further enhancing the flexibility of the accommodation are two additional reception rooms, either of which could comfortably serve as ground floor bedrooms, home offices or hobby rooms, allowing the layout to be tailored to individual requirements. A ground floor cloakroom completes the accommodation at this level. To the first floor, a spacious landing leads to three further bedrooms, including an impressive principal bedroom, together with two additional well-proportioned bedrooms and a family bathroom. Whilst the property has been clearly treasured over the years, it also offers exceptional scope for a purchaser to further enhance, modernise and potentially reimagine the internal layout, creating a truly outstanding long-term family home in a highly desirable location.

A delightful wrap-around garden embraces the property, providing an attractive and established outdoor environment that can be enjoyed throughout the seasons. The rear garden is predominantly laid to lawn and framed by a rich variety of mature shrubs, ornamental planting and established hedging, creating a colourful and inviting setting. A paved terrace extends across the rear elevation beneath a covered verandah, offering a sheltered spot for morning coffee, or simply relaxing in the warm weather. The gardens continue around to the front of the property, where further lawned areas are interspersed with specimen shrubs, mature trees and well-stocked borders, enhancing the property's charm and kerb appeal. A driveway provides off-street parking for two vehicles and in turn leads to the garage. Thoughtfully nurtured over the years, the gardens offer a wonderful blend of open space and established planting, providing an attractive backdrop to the house and a peaceful haven for keen gardeners and outdoor enthusiasts alike.

Park Avenue is a quiet and sought-after cul-de-sac located on the southern edge of Yatton, offering a peaceful setting while remaining within easy reach of the Mainline Railway Station, and all of the village's excellent amenities. Yatton itself is a thriving community with a range of shops, cafes, and schools, as well as a mainline railway station providing direct links to Bristol, Weston-super-Mare and London Paddington. The village is surrounded by beautiful North Somerset countryside, with numerous walking and cycling routes nearby and is ideally positioned for access to the M5 motorway network and Bristol International Airport. This is a rare opportunity to acquire a truly exceptional home in a prime location.







Four/five bedroom family home in a prime location within Yatton village



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

Leasehold - We are advised that the length is 999 years from 29th September 1961
There is £8.80 pa ground rent payable
This property is self managed

This information has been provided by the sellers and is correct to the best of our knowledge

UTILITIES

Mains electric
Mains gas
Mains water
Mains drainage

HEATING

Gas fired central heating

BROADBAND

Ultrafast broadband is available with the highest available download speed 1800 Mbps and the highest available upload speed 1000 Mbps. We advise all interested parties to also make their own enquires via checker.ofcom.org.uk.

If an information source is not named, then it has been provided by the either ther sellers of the property and is accurate to the best of their knowledge or OnTheMarket, powered by Sprift. Sprifts data parnters include Royal Mail, Ofcom, Enviroment Agency, Land Registry, Valuation Office Agency, Office for National Statstics, Ordnance Survey and History England.



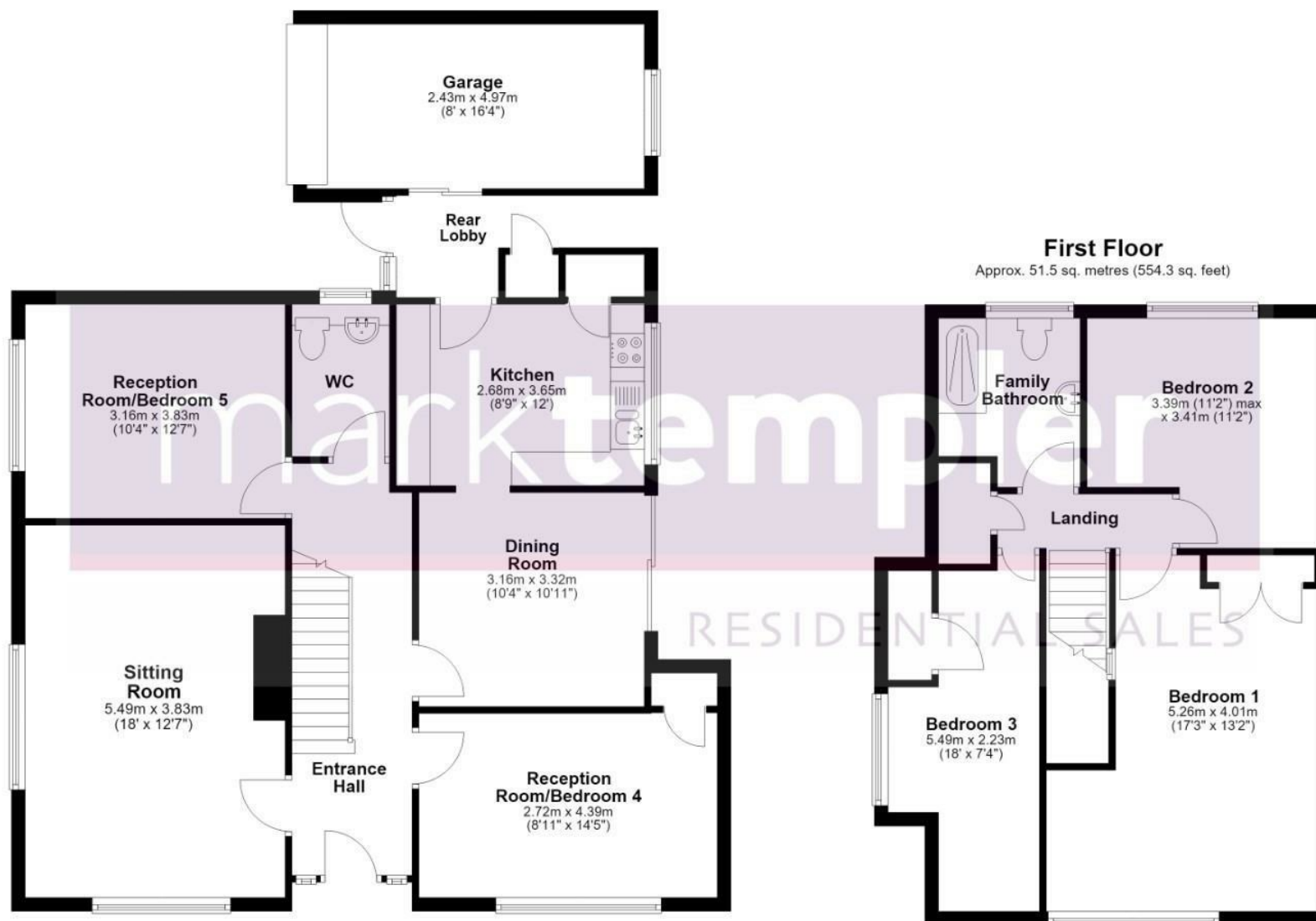
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Ground Floor

Approx. 101.6 sq. metres (1093.9 sq. feet)



Total area: approx. 153.1 sq. metres (1648.2 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.