31 Horsecastle Farm Road Yatton BS49 4BJ

£265,000

marktempler
RESIDENTIAL SALES









Property Type	**How Big**
House - Terraced	739.00 sq ft
Bedrooms	**Reception Rooms**
3	2
Bathrooms	**Warmth**
1	Gas central heating
Parking	**Outside**
Off-street	Front & rear
EPC Rating	**Council Tax Band**
E	B
Construction	**Tenure**
Traditional	Freehold

A superb three-bedroom house, offering fantastic value for money, and situated within an established residential location in the North End of Yatton village. 31 Horsecastle Farm Road is a charming family home that provides well-balanced and comfortable accommodation ideally suited to first-time buyers, downsizers, and those seeking a practical base with convenient access to Yatton's mainline railway station. The ground floor is arranged around a welcoming sitting room to the front, creating an inviting space for everyday living and boasting a log burning stove that creates a cosy atmosphere. The sitting room opens into the dining room, a versatile area, equally suited to family meals or home working, and positioned alongside the bathroom. To the rear, the kitchen is open to the dining area, and forms the heart of the home, offering a bright and functional space for cooking and socialising with friends and family alike. Upstairs, three well-configured bedrooms provide flexibility for a variety of lifestyles, with the main bedroom offering generous proportions and storage, a second bedroom ideal for regular use, and a third room that could serve as a guest space, nursery, or study. A WC is completes the internal accommodation on offer.

The rear garden enjoys a desirable south-facing aspect, ensuring excellent natural light throughout the day and creating a wonderfully bright and welcoming outdoor space. Fully enclosed by timber fencing, the garden offers a good level of privacy and forms an ideal setting for both relaxation and everyday outdoor living. A paved patio sits directly outside the property, providing a practical area for outdoor seating, dining, or simply making the most of the sunshine. Beyond this, the garden is laid to lawn, offering an appealing green outlook and a versatile space that can be easily tailored to suit a variety of needs. Its level layout and generous proportions present an excellent opportunity for landscaping, planting, or creating designated zones for children's play or entertaining. With its sunny orientation, enclosed boundaries, and clear potential for enhancement, this garden represents a valuable extension of the home and a delightful place to enjoy throughout the seasons. The front is laid to hardstanding, providing off-street parking for multiple vehicles, and an area laid to lawn to the side. This space is enclosed on both sides by panel fencing.

Horsecastle Farm Road is ideally located at the northern end of the village, just a short stroll from Yatton railway station, that offers direct links to Bristol, Exeter, and London—while still within walking distance of local shops, cafes, and the highly regarded primary school. A fantastic opportunity to secure a spacious and versatile home in one of Yatton's most convenient settings. Early viewing is highly recommended.





Three bedroom home offering fantastic value for money in the North End of 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
Freehold

UTILITES
Mains electric
Mains gas
Mains water
Mains drainage

HEATING
Gas-fired central heating

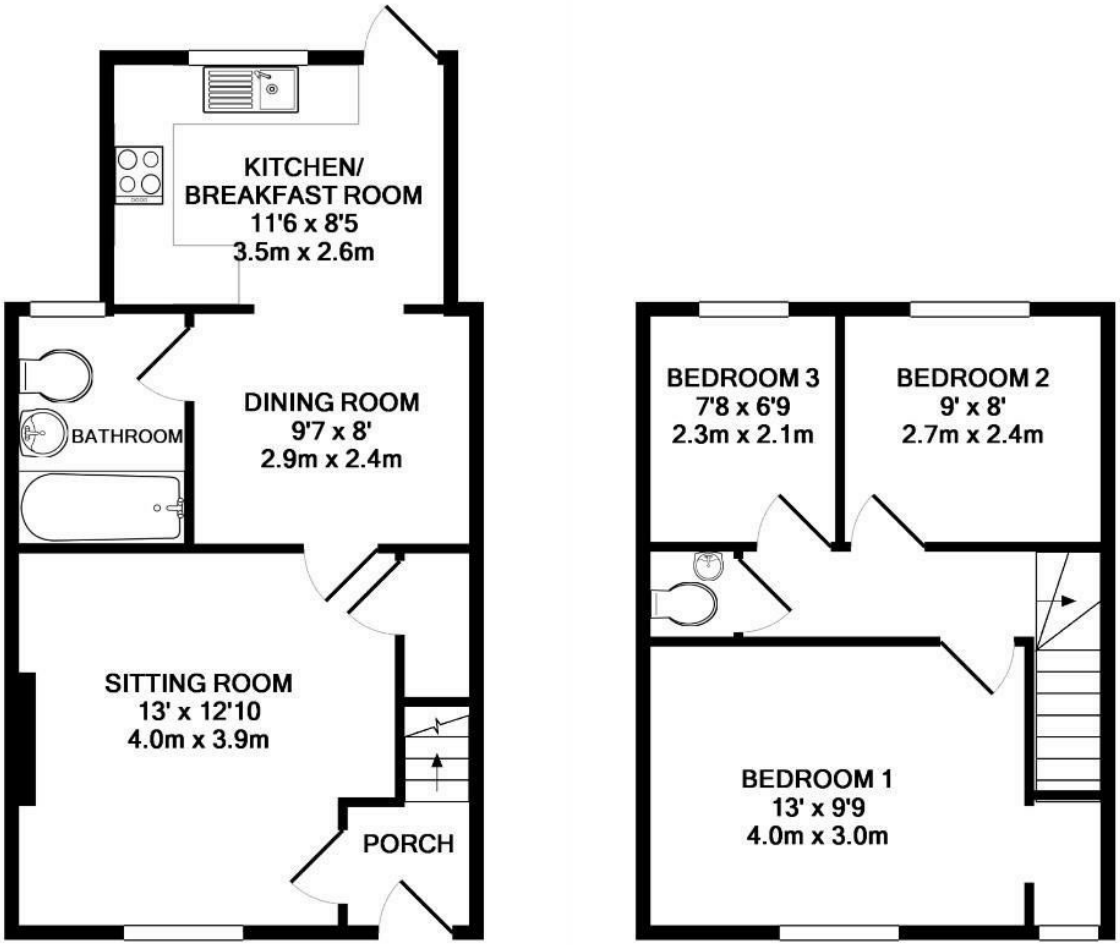
BROADBAND
Ultrafast broadband is available with the highest available download speed 2000 Mbps and the highest available upload speed 2000 Mbps.

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

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. Spirfts 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. FLOOR
AREA 416 SQ.FT.
(38.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 323 SQ.FT.
(30.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 739 SQ.FT. (68.7 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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