

9 Pheasant Row Yatton BS49 4FQ

£335,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Semi-detached house



HOW BIG
806.00 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 rear



EPC RATING
B



COUNCIL TAX BAND
C

Three-bedroom family home, situated within the modern, popular development "Chestnut Park" on the northern fringe of Yatton village - 9 Pheasant Row was constructed by Bloor Homes in 2017 and has been well looked after by its current owners and presented in very good condition throughout. This popular design offers a modern social layout that is set out traditionally over two floors, with the ground floor comprising of a well-appointed kitchen diner to the rear, opening onto the rear garden via double doors and also boasting a separate utility area and WC. The light and airy sitting room is to the front and completes the ground floor. Stairs rise from the entrance hall to the first floor, where you have three bedrooms and a family bathroom. The principal bedroom offers the convenience of en-suite facilities and built-in wardrobes

Outside, the rear garden is enclosed, laid mainly to lawn with a generous patio seating area and raised planter to the rear. As the garden is accessed from the kitchen diner, it is a wonderful space for entertaining or simply unwinding after a stressful day. Matching patio slabs create a pathway leading to a courtesy door providing practical access to the single garage and off-street parking that is also available. To the front, decorative stone on either side of the pathway to the front door complements this modern home beautifully.

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 Somerset countryside.



Three bedroom family home, situated on a modern development 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.

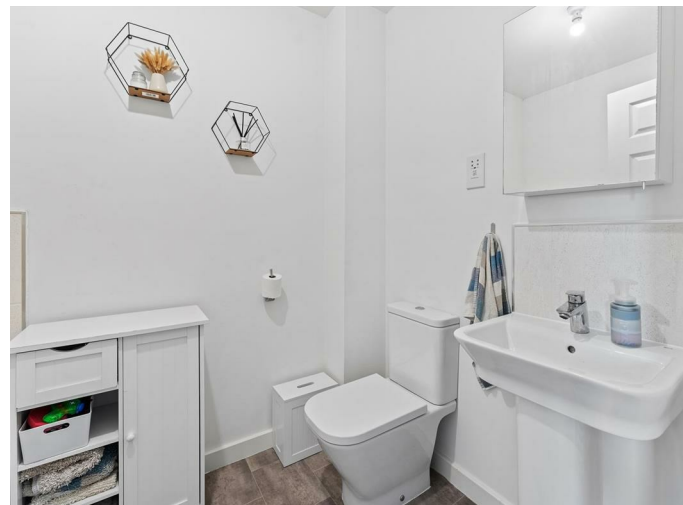
The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer 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.



Up your street...

- Glorious countryside walks across Cadbury Hill and the Strawberry Line
- Level access to Yatton's village center
- Yatton's sought after primary schools
- Cadbury House leisure club with celebrity chef restaurant
- St Marys village church
- Yatton's mainline railway station

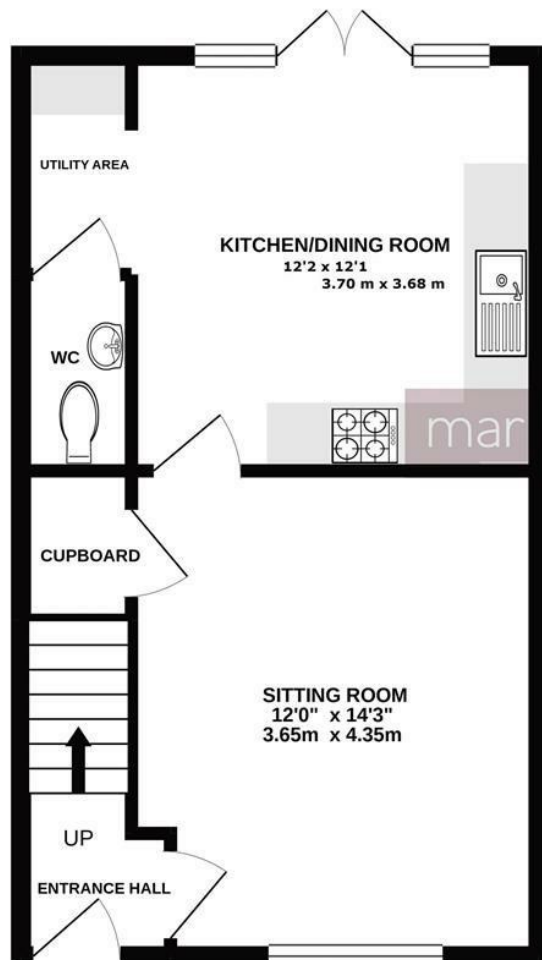


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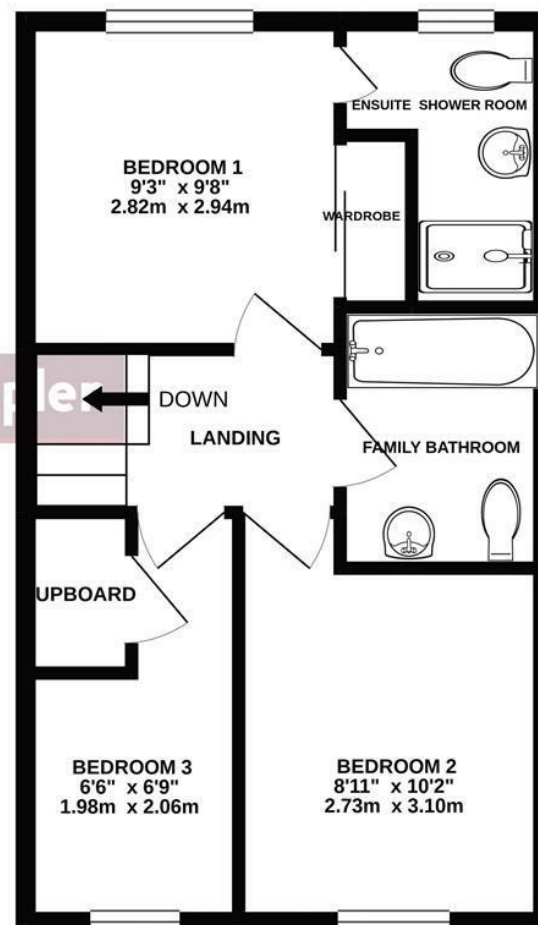




GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.

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.
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