

49 Derham Park Yatton BS49 4EA

£450,000

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RESIDENTIAL SALES





Property Type

House - Semi-Detached



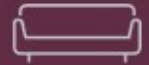
How Big

1178.90 sq ft



Bedrooms

3



Reception Rooms

2



Bathrooms

1



Warmth

Gas central heating



Parking

Off street & garage



Outside

Front & rear



EPC Rating

D



Council Tax Band

D



Construction

Traditional



Tenure

Freehold

An extended 1930s family home in the highly desirable Derham Park, Yatton. This attractive three-bedroom semi-detached home offers well-balanced and thoughtfully extended accommodation, perfectly suited to modern village living while retaining the charm associated with its 1930s origins. The ground floor is approached via a welcoming entrance porch, which opens into a central hallway with stairs rising to the first floor and access to the principal living spaces. To the front of the property, a generously proportioned sitting room provides an excellent main reception, featuring a wide bay window that allows for an abundance of natural light and creates a warm, inviting atmosphere. To the rear, the property has been extended to provide an extra reception room that opens out onto the beautiful rear garden, flowing seamlessly from the original dining area, ideal for both everyday family life and entertaining. Adjacent to the dining area is the kitchen, fitted with a range of units and work surfaces. A particularly useful feature of the home is the separate utility area, located beyond the kitchen, providing additional storage and appliance space and giving access to a ground-floor cloakroom/WC, and once again, the rear garden. Together, these spaces create a practical and flexible layout, with a clear distinction between living, dining, and service areas. On the first floor, the accommodation is equally well arranged, with three bedrooms served by a modern shower room. The principal bedroom is a well-sized double with built-in wardrobes, while the second bedroom also benefits from fitted storage and is another comfortable double overlooking the rear. The third bedroom makes for an ideal child's room, home office, or guest bedroom, completing the internal accommodation on offer.

The rear garden offers a wonderfully private and relaxing outdoor retreat, thoughtfully arranged to suit both everyday family life and entertaining friends through the summer months. Stepping out from the house, a generous paved terrace provides the perfect spot for morning coffee, summer barbecues or evening drinks, with plenty of space for garden furniture and seamless views across the garden. Beyond the patio, the garden opens out to a broad sweep of lawn, creating a natural flow through the space and offering ample room for children to play, pets to roam or keen gardeners to personalise further. Well-established borders and mature planting frame the garden beautifully, providing colour, texture and a real sense of seclusion throughout the seasons. A charming timber garden shed sits discreetly to one side, ideal for storage or hobby use, while tucked-away seating areas invite you to enjoy sunny afternoons or quiet moments outdoors. Fully enclosed and carefully maintained, the garden feels both peaceful and practical, a genuine extension of the home and a wonderful setting for long summer days and relaxed outdoor living. To the front, the property is approached via a smart and welcoming frontage that immediately sets the tone for the home. A generous driveway provides ample off-street parking, complemented by an attractive gravelled area that adds visual interest and additional parking, while remaining low-maintenance. Thoughtfully positioned planting and established shrubs soften the frontage, offering a pleasant sense of privacy from the road and enhancing the kerb appeal.

Derham Park is a highly regarded cul-de-sac situated in a prime village location, just a short walk from all of Yatton's amenities, including the shopping precinct, mainline railway station, and village primary school. Yatton is also within the catchment area of Backwell Secondary School and Sixth Form. Commuters have easy access to both Bristol City Centre and Weston Super Mare by road and rail, plus to the M5 via junction 20 at Clevedon. This is a truly rare opportunity to purchase a property in this sought-after location







Extended family home situated in the desirable, Derham Park, 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

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 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.



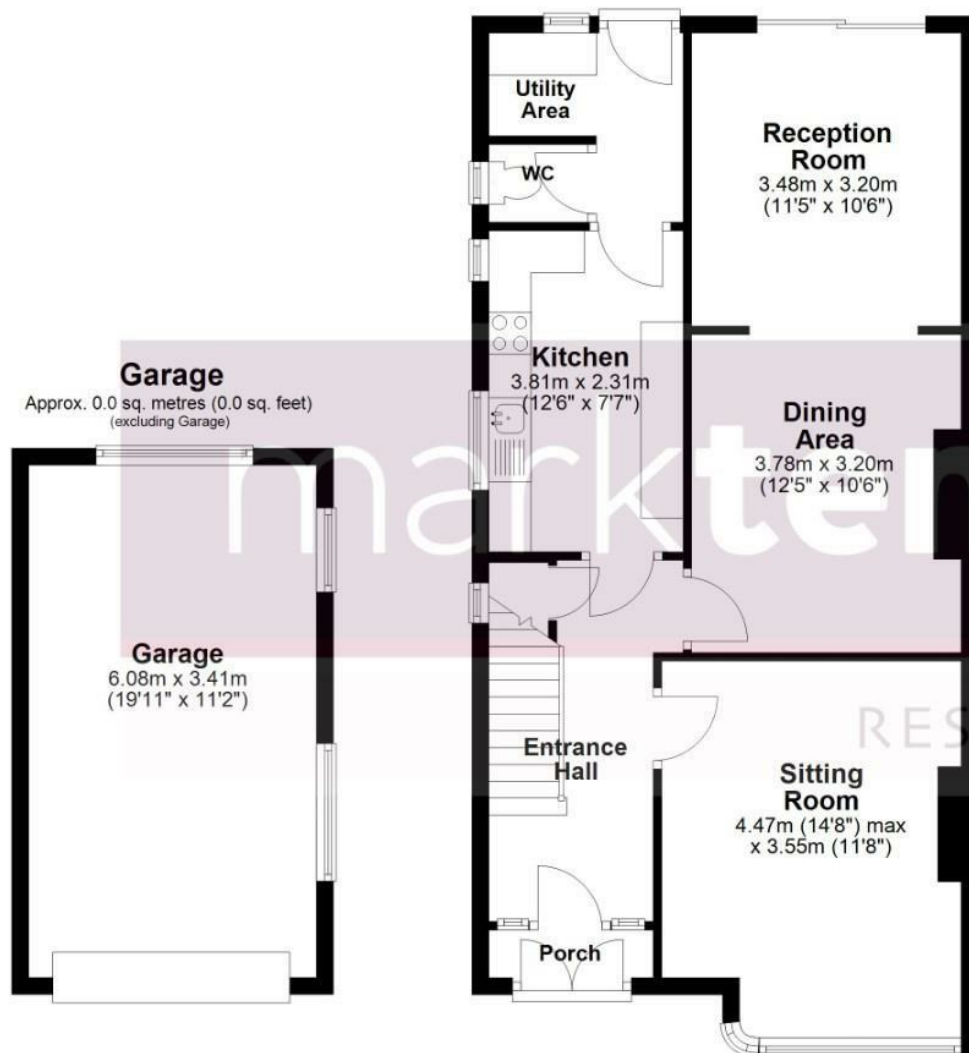
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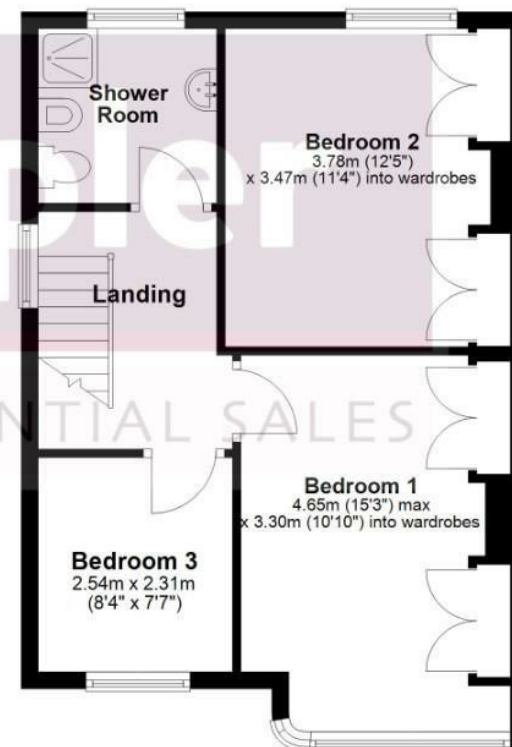
Ground Floor

Approx. 64.8 sq. metres (697.4 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.5 sq. feet)



Total area: approx. 109.5 sq. metres (1178.9 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.