

99 Moorhen Road Yatton BS49 4FU

£385,000

marktempler

RESIDENTIAL SALES





|                                                                                                                                      |                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| <br><b>Property Type</b><br>House - Semi-Detached | <br><b>How Big</b><br>1177.00 sq ft      |
| <br><b>Bedrooms</b><br>3                          | <br><b>Reception Rooms</b><br>2          |
| <br><b>Bathrooms</b><br>2                         | <br><b>Warmth</b><br>Gas Central Heating |
| <br><b>Parking</b><br>Driveway & Garage           | <br><b>Outside</b><br>Front & Rear       |
| <br><b>EPC Rating</b><br>B                      | <br><b>Council Tax Band</b><br>D       |
| <br><b>Construction</b><br>Traditional          | <br><b>Tenure</b><br>Freehold          |

An exceptional modern townhouse enjoying spacious and versatile accommodation arranged over three floors, beautifully positioned within Yatton's sought-after Chestnut Park development. Constructed by the highly regarded Bloor Homes in 2019, 99 Moorhen Road offers an impressive balance of contemporary styling, practical family living, and three double bedrooms that is set out over three floors, making the accommodation on offer extremely flexible and ideally suited to a wide range of buyers looking for the ideal home. The entrance hall provides access to the principal ground floor accommodation, leading through to a generous sitting room positioned at the front of the property, creating a comfortable and relaxing environment for everyday family life. To the rear, the superb kitchen/dining room forms the social hub of the home, expertly designed for modern family living and entertaining alike. Bathed in natural light and opening directly onto the garden via French doors, this sociable space offers ample room for both dining and day-to-day living, whilst the adjoining utility area and cloakroom add a welcome touch of practicality. The first floor hosts two spacious double bedrooms, both thoughtfully proportioned and served by a contemporary family bathroom. Rising to the second floor reveals a particularly impressive feature of the property, with the entire level dedicated to the principal suite. Offering a wonderful degree of privacy and separation from the remaining accommodation, this indulgent retreat incorporates a generous double bedroom, en-suite shower room and useful storage, creating a luxurious sanctuary at the end of each day.

The rear garden provides a delightful extension of the living accommodation, thoughtfully arranged to create an inviting outdoor space for both relaxation and entertaining. Double doors from the kitchen/dining room open onto a paved patio, perfectly positioned for morning coffee or summer dining. Beyond, a central lawn, attractively enclosed by timber sleeper edging, and is complemented by planted border to one side. A paved pathway leads alongside the garage to a charming decked seating area, complete with timber pergola, offering a wonderful spot to socialise or simply relax. To the rear of the garage, a further area laid to decorative stone provides additional versatility, ideal for container planting or further outdoor seating. The garden is fully enclosed, with a secure gate providing convenient side access to the driveway where you have off street parking for two and a garage.

Moorhen Road forms part of the attractive Chestnut Park development, a well-regarded location within the vibrant North Somerset village of Yatton. The development enjoys a peaceful, family friendly environment with a variety of green spaces, play areas, and easy access to open countryside. Yatton itself provides a comprehensive range of local amenities including shops, cafés, and well-regarded schools. For commuters, Yatton's mainline railway station offers regular direct services to Bristol, Bath, and London Paddington, while the A370 and M5 motorway are easily accessible for travel throughout the region. The surrounding area also boasts a wealth of leisure opportunities with countryside walks, nearby coastal paths, and access to the Mendip Hills Area of Outstanding Natural Beauty.



## Family home that offers three double bedrooms, ideally positioned within Yatton's Chestnut Park



### 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. FirstPort Management fee is currently £57.50 pcm

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 10000 Mbps and the highest available upload speed 10000 Mbps. We advise all interested parties to also make their own enquiries via [checker.ofcom.org.uk](https://checker.ofcom.org.uk).

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



For the latest properties and local news follow  
marktempler residential sales, Yatton on:





Total area: approx. 109.3 sq. metres (1177.0 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.