

15 Bramblewood Yatton BS49 4QH

£600,000

marktempler

RESIDENTIAL SALES



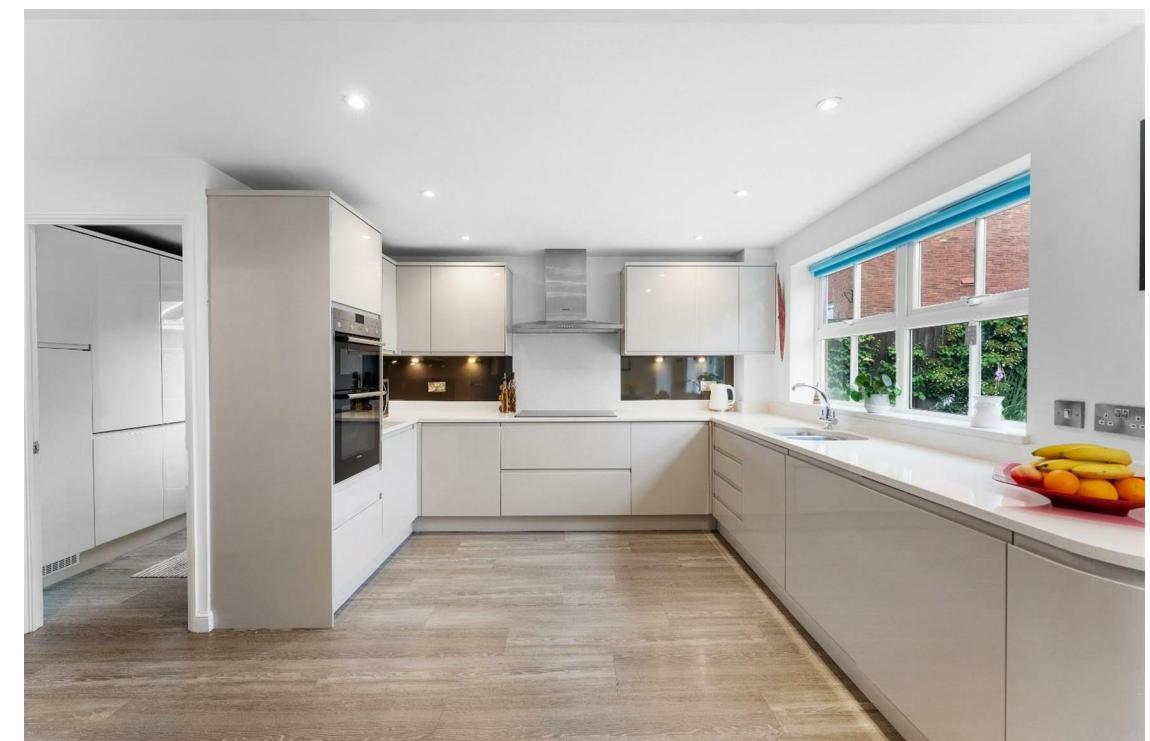


	<b>PROPERTY TYPE</b>		<b>HOW BIG</b>
	Detached house		1296.40 sq ft
	<b>BEDROOMS</b>		<b>RECEPTION ROOMS</b>
	4		3
	<b>BATHROOMS</b>		<b>WARMTH</b>
	2		uPVC double glazing and gas fired central heating
	<b>PARKING</b>		<b>OUTSIDE SPACE</b>
	Off street and double garage		Front and rear
	<b>EPC RATING</b>		<b>COUNCIL TAX BAND</b>
	C		F

Tucked away at the end of a peaceful cul-de-sac and enjoying an open outlook over a private green, 15 Bramblewood is a beautifully presented four-bedroom detached family home offering spacious and versatile accommodation in one of Yatton's most sought-after residential locations. Immaculately maintained presented, the property is arranged over two floors and thoughtfully designed for modern living. A welcoming entrance hall leads to a bay-fronted sitting room with dual aspect windows, creating a light and airy environment, ideal for relaxing or entertaining. To the rear, the heart of the home is the stunning open-plan kitchen and dining room, fitted with a sleek high-gloss kitchen, quartz worktops, and a range of premium Bosch and Siemens integrated appliances. A separate utility room provides additional storage and houses a full-height freezer, while a private study offers the perfect space for home working. A cloakroom WC completes the ground floor. Upstairs, the first floor boasts four well-proportioned bedrooms, including a generous principal suite with a recently refitted en-suite shower room. The remaining bedrooms are served by a stylish, modern family bathroom, also recently updated and finished to a high standard.

The property enjoys a generous and beautifully landscaped rear garden, predominantly laid to lawn and bordered by a variety of established shrubs and flowering plants. An Indian sandstone patio provides the perfect setting for al fresco dining and summer entertaining, while a raised area laid to stone adds further interest and an additional seating area, surrounded by further shrubs and flowers. The front of the home enjoys a high degree of privacy, with a lovely outlook over the green and no passing traffic, ideal for families or those seeking a peaceful setting. To the side of the property is a detached double garage, offering excellent storage or workshop potential, along with ample off-street parking for multiple vehicles.

Bramblewood is a quiet and well-regarded development located on the edge of Yatton, a thriving village that offers a wide range of amenities including shops, cafes, primary schools and a mainline railway station with direct services to Bristol, Bath, and London Paddington. The village is surrounded by beautiful countryside, with numerous walking and cycling routes, and is within easy reach of the coast at Clevedon and the larger town of Weston-super-Mare. With excellent transport links via the A370 and M5 motorway, Yatton is a popular choice for commuters and families alike. 15 Bramblewood presents a rare opportunity to acquire a stylish and spacious home in a peaceful yet convenient location—perfect for those looking to enjoy the best of village life in North Somerset.







Stunning family home, ideally situated at the peaceful cul de sac on the fringes of  
Yatton village



#### HOW TO BUY THIS PROPERTY

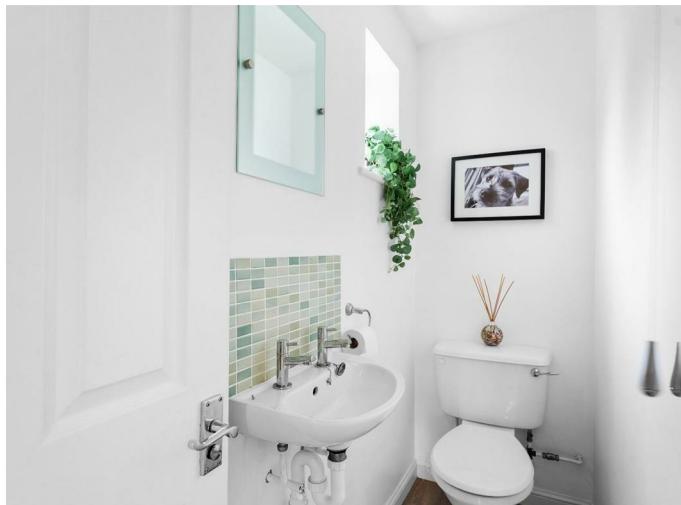
If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

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 centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

St Mary's village church

Yatton's mainline railway station

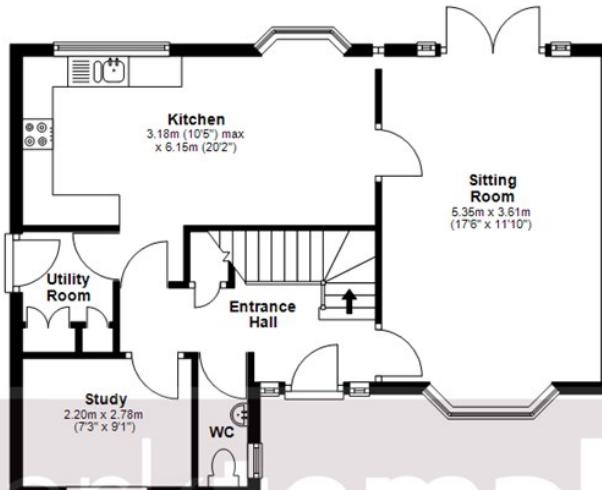
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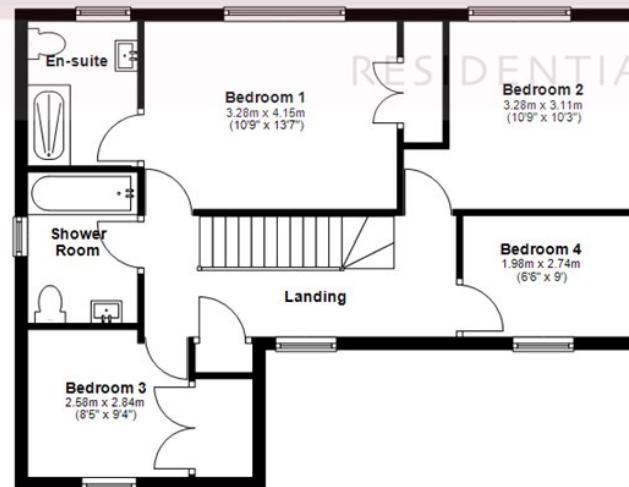
### Ground Floor

Approx. 61.3 sq. metres (660.1 sq. feet)



### First Floor

Approx. 59.1 sq. metres (636.3 sq. feet)



Total area: approx. 120.4 sq. metres (1296.4 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.