

107 Moorhen Road Yatton BS49 4FU

£360,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
828.50 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

A beautifully presented three-bedroom semi-detached home, ideally positioned within the sought-after Chestnut Park development on the northern edge of Yatton village. 107 Moorhen Road is finished to a high standard throughout and offers a turnkey opportunity for buyers seeking a modern, low-maintenance property. Constructed by Bloor Homes in 2019, the property still benefits from the remainder of a 10-year structural warranty, has been thoughtfully designed, offering stylish and practical accommodation arranged over two floors. The ground floor features a welcoming entrance hall leading to a bright and spacious sitting room with fitted shutters to the front window, creating a cosy yet contemporary feel. To the rear, the open plan kitchen/dining room is fitted with a range of modern units, with French doors opening directly onto the rear garden. A separate utility area and cloakroom complete the ground floor. Upstairs, the principal bedroom includes built-in wardrobes and offers an en-suite shower room, while two further bedrooms and a family bathroom complete the first floor.

The rear garden has been attractively landscaped to create a private and low-maintenance outdoor space, ideal for relaxing or entertaining. A central lawn is bordered by smart wooden planters filled with white decorative pebbles and artificial shrubs, adding structure and greenery to the space. The garden enjoys a sunny, south-facing orientation and is enclosed by a combination of dark timber fencing and a red-brick boundary wall, offering excellent privacy. A secure gate provides access to the private driveway and single garage, while the front garden is laid to decorative stone and framed by hedging, with a pathway leading to the main entrance, giving the home a smart and welcoming kerb appeal.

Chestnut Park is a modern and well-regarded development located on the northern fringe of Yatton, offering easy access to the village's wide range of amenities. Yatton itself is a thriving community with shops, cafes, schools and nurseries and falls within the catchment for the highly regarded Backwell School. The village is particularly well connected, with a mainline railway station providing direct services to Bristol, Weston-super-Mare and London Paddington. For those travelling by car, the M5 motorway is easily accessible via Clevedon, making this an ideal location for commuters and families alike.







Beautifully presented three bedroom family home, situated within Yatton's Chestnut Park Development



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



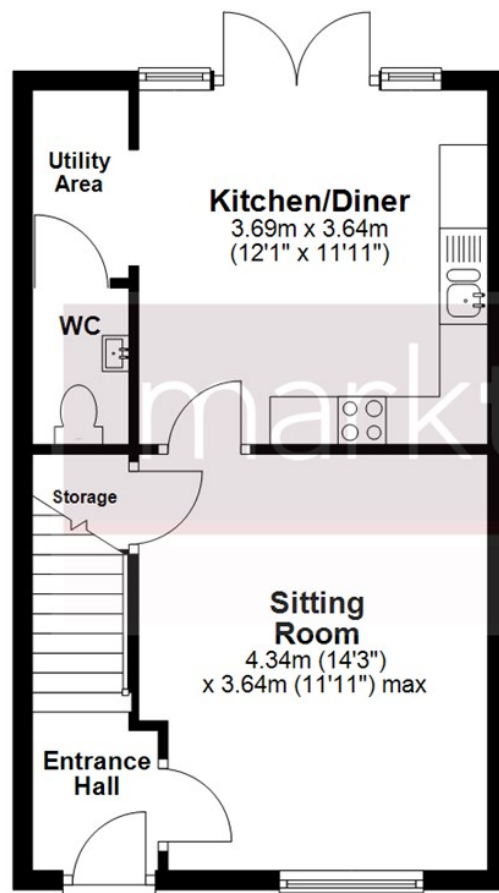
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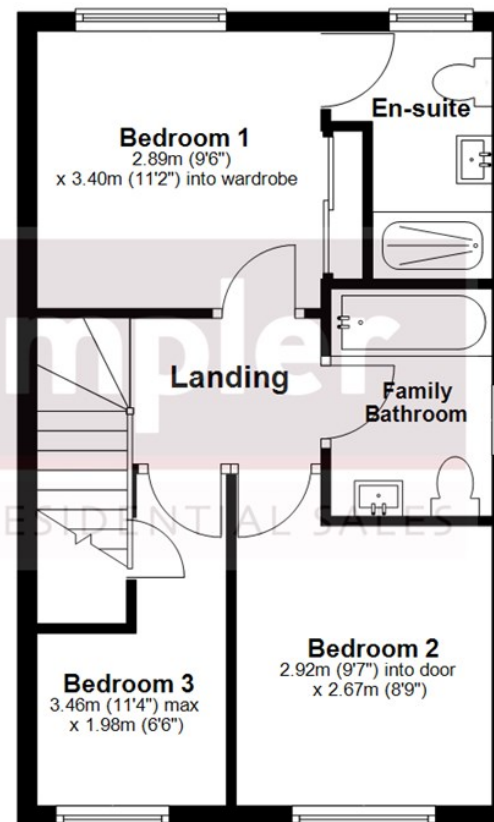
Ground Floor

Approx. 38.5 sq. metres (414.8 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



Total area: approx. 77.0 sq. metres (828.5 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.