

26 Strawberry Drive Yatton BS49 4GA

£415,000

marktempler

RESIDENTIAL SALES





Property Type

House - Semi-Detached



How Big

1197.80 sq ft



Bedrooms

4



Reception Rooms

2



Bathrooms

2



Warmth

Gas central heating



Parking

Off street



Outside

Front & rear



EPC Rating

B



Council Tax Band

D



Construction

Traditional



Tenure

Freehold

A beautifully presented and thoughtfully arranged four-bedroom family home, offering bright, well-balanced accommodation laid out over three floors in the village of Yatton. 26 Strawberry Drive is situated within a quiet cul-de-sac, just a short level walk from the heart of the village and doctors' surgery. This wonderful home was constructed by Woodstock Homes in 2020, so therefore, it benefits from the remainder of a 10-year structural warranty that gives buyers peace of mind, along with solar panels that create free electricity, making it ideally suited to modern living. The property is approached through a welcoming entrance hall which provides access to all principal ground-floor rooms. To one side of the house is a generous kitchen/diner, fitted with a comprehensive range of units and built-in appliances, offering ample space for family dining, with a pleasant outlook to the garden that can be accessed by double doors. The dual aspect sitting room is a particular highlight, enjoying excellent natural light throughout the day and further enhanced by an attractive box bay window which adds both character and additional space. A useful ground-floor cloakroom completes the lower level. Rising to the first floor, the landing leads to two well-proportioned double bedrooms, one of which enjoys the benefit of an en-suite shower room, making it an ideal principal bedroom. The second floor provides two further spacious double bedrooms served by a modern family bathroom, offering ideal flexibility for growing families, guests, or those working from home. The layout flows effortlessly across the three floors, providing clearly defined living and sleeping areas while retaining a light and airy feel throughout.

The garden is a particular feature of the property, having been thoughtfully designed to provide an attractive yet low-maintenance outdoor space. Fully enclosed by a combination of brick walling and feather-edge fencing, the garden offers a good degree of privacy and security, making it ideal for both families and entertaining. The space is predominantly laid to artificial lawn, ensuring year-round usability with minimal upkeep, while a paved patio area provides an excellent spot for outdoor seating and dining. There is ample room for garden furniture and play equipment, and the overall layout maximises the use of the plot while retaining a clean and crisp appearance. To the front, planted shrubs flank the entrance, with a further area containing a variety of shrubs to the side, adjacent to the allocated off-street parking for two vehicles.

Strawberry Drive is a small and desirable cul-de-sac, ideally positioned just a short, level walk from Yatton High Street, where a range of local shops, cafés and amenities can be found. Yatton is well regarded for its strong sense of community, excellent schooling and superb transport links, including a mainline railway station offering direct services to Bristol and beyond. There are scenic countryside walks nearby, yet the village retains excellent access to larger centres such as Clevedon, Weston-super-Mare and Bristol. This combination of a convenient, quiet location and well-designed family accommodation makes 26 Strawberry Drive a compelling proposition for a wide range of buyers, whether upsizing, relocating or seeking a well-connected yet peaceful village setting.



Beautifully presented town house, ideally situated within 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.



About this property

TENURE

Freehold with an annual estate charge of approximately £232.00 PA

UTILITIES

Mains electric
Mains gas
Mains water
Mains drainage
Owned solar panels

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 knowledge.



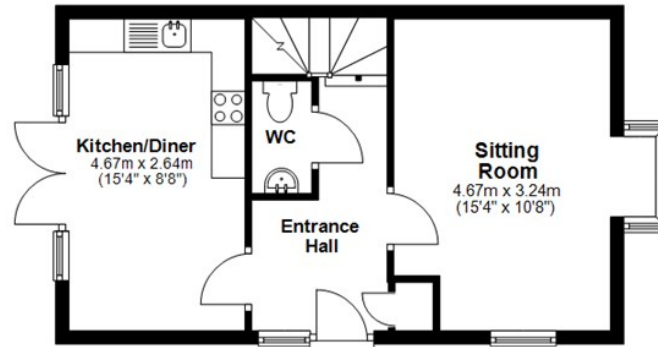
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Ground Floor

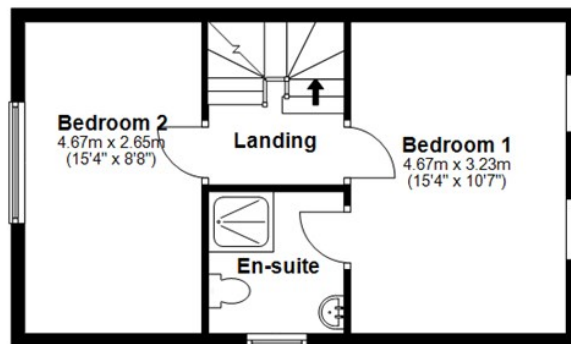
Approx. 38.7 sq. metres (416.2 sq. feet)



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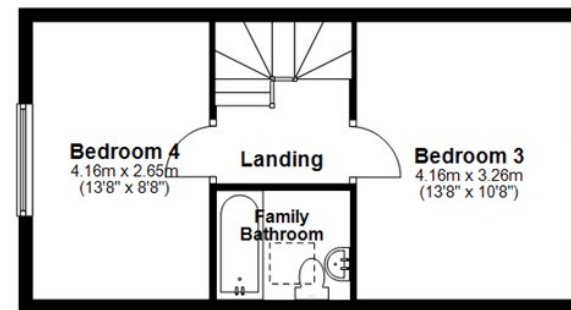
First Floor

Approx. 37.8 sq. metres (407.4 sq. feet)



Second Floor

Approx. 34.8 sq. metres (374.2 sq. feet)



Total area: approx. 111.3 sq. metres (1197.8 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.