62 Hawthorn Crescent Yatton BS49 4BF

£349,950

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RESIDENTIAL SALES

Property Type
House - End Terrace

How Big
1031.20 sq ft

Bedrooms
3

Reception Rooms
3

Bathrooms
1

Warmth
Gas fired central heating

Parking
Off street

Outside
Front & Rear

EPC Rating
C

Council Tax Band
C

Construction
Traditional

Tenure
Freehold

Beautifully presented three-bedroom family home, ideally situated within a well-regarded residential position in Yatton's North End - 62 Hawthorn Crescent is a stylish and thoughtfully updated home, offering bright and well-balanced accommodation perfectly suited to modern family life. The property is approached via a welcoming entrance hall, complemented by a spacious boot room and utility area, providing an excellent practical space for coats, shoes and everyday family storage. A cloakroom WC sits conveniently nearby. The sitting room is a particularly generous reception space, filled with natural light and offering ample room in which to relax and unwind. To the rear, the kitchen dining room forms the heart of the home and provides a sociable environment for day-to-day living and entertaining. The kitchen is fitted with an attractive range of dark green base cabinets complemented by contrasting wall cabinets and work surfaces over, creating a stylish and practical space. French doors open directly onto the rear garden, allowing the outdoor space to become a natural extension of the accommodation during the warmer months. Adjoining the kitchen is a further reception room, currently arranged as a snug, providing excellent flexibility as a family room, home office, playroom or even additional bedroom depending on your individual requirements. To the first floor, there are three well-proportioned bedrooms, two of which are comfortable doubles, all served by a family bathroom fitted with a modern three piece suite including a shower over the bath. The overall layout creates a home that feels both practical and welcoming, with excellent flexibility for a wide variety of buyers.

Outside, the property enjoys an enclosed rear garden that has been thoughtfully arranged to provide both privacy and enjoyment. A decked seating area creates an excellent entertaining space, complemented by a pergola that provides an attractive focal point and an ideal spot to sit back and enjoy the warmer months. The remainder of the garden provides an easily managed outdoor environment suitable for children, pets or those who simply enjoy spending time outside. Side access adds further convenience, while to the front of the property there is off-street parking for up to three vehicles, laid to a combination of gravel and tarmac, providing ample parking for family and visitors alike.

Hawthorn Crescent is a well-established residential address within Yatton's popular North End, conveniently positioned for easy access to village amenities and transport links. Yatton continues to be one of North Somerset's most popular villages, offering a wide range of facilities including shops, cafés, primary schooling, community services and a mainline railway station with direct services towards Bristol, Bath and London Paddington. The village falls within the catchment of the highly regarded Backwell School, while the nearby Strawberry Line provides excellent opportunities for walking and cycling through the North Somerset countryside. Clevedon, Congresbury and the M5 motorway network are all within easy reach, making this an excellent location for both families and commuters.

Combining versatile accommodation, a well-presented interior and a convenient village location, 62 Hawthorn Crescent represents an excellent opportunity to acquire a home ready to be enjoyed from day one.

Polly

Stylish family home in Yatton's popular North End

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

UTILITES
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 enquires via checker.ofcom.org.uk.

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

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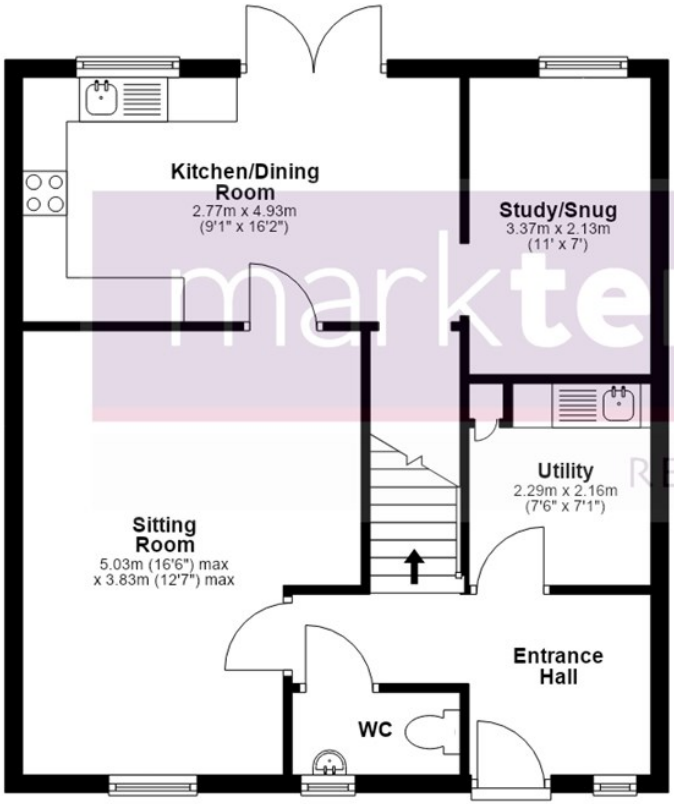
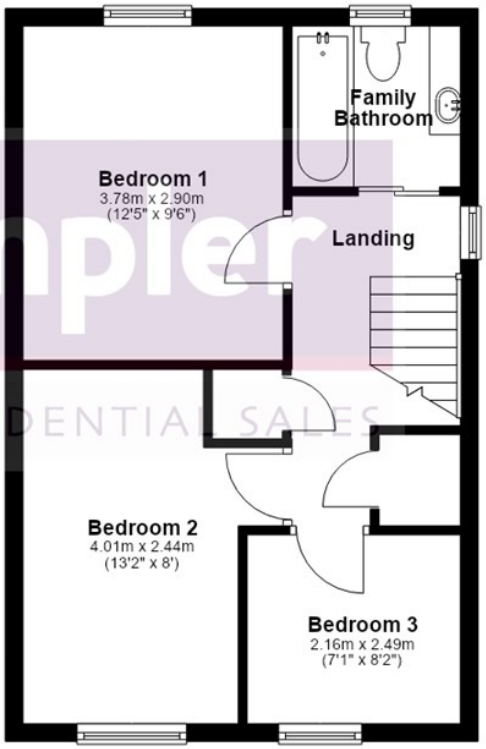
Ground Floor

Approx. 56.4 sq. metres (607.4 sq. feet)



First Floor

Approx. 39.4 sq. metres (423.7 sq. feet)



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Total area: approx. 95.8 sq. metres (1031.2 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 responibility 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 applicances shown have not been tested and no guarantee as to their operability or efficency can be given.
Plan produced using PlanUp.

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