

12 Elm Close Yatton BS49 4EL

£310,000

marktemppler

RESIDENTIAL SALES





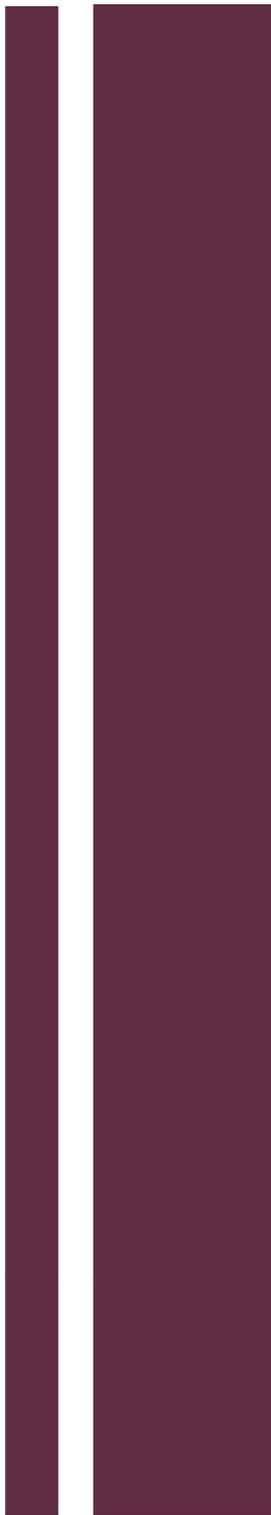
	
Property Type	How Big
House - Semi-Detached	1048.10 sq ft
	
Bedrooms	Reception Rooms
3	1
	
Bathrooms	Warmth
1	Gas central heating
	
Parking	Outside
Off street and garage	Front & rear
	
EPC Rating	Council Tax Band
D	C
	
Construction	Tenure
Traditional	Freehold

Three bedroom semi detached home with further potential, no onward chain and a convenient setting within central Yatton - Situated within the ever popular Elm Close, this well proportioned semi detached family home offers an exciting opportunity for buyers seeking a property they can enjoy immediately, while also exploring future potential to extend, subject to the necessary planning permissions. Offered to the market with no onward chain, the accommodation is approached via a spacious entrance porch leading through into a generous lounge dining room, a light and welcoming reception space well suited to both everyday living and family gatherings. To the rear of the property, the kitchen enjoys a pleasant outlook over the garden and links through to a rear lobby, which in turn provides access to the garage and a useful ground floor WC. The ground floor accommodation is further enhanced by a third bedroom, offering excellent flexibility for a variety of uses and equally suited as a hobby room, study or additional reception room if required. To the first floor, the property continues to impress with two further double bedrooms and a family bathroom, creating a practical and balanced layout that will appeal to a wide range of purchasers, from growing families through to downsizers looking for adaptable space.

Outside, the property enjoys pleasing front and rear gardens, both of which contribute to the overall sense of space on offer. To the rear, the garden is a particularly attractive feature, being of a pleasant size, level in nature and fully enclosed, creating a safe and private environment for children, pets or relaxed outdoor entertaining. A patio area provides the ideal position for seating and al fresco dining, while the lawn and beds are ready for planting and offer a wonderful blank canvas for an enthusiastic gardener to make their own mark. To the front, the house is nicely set back from the road with a lawned garden and established shrubs to the boundary. Off street parking is available for one vehicle to the front of the garage, while the garage itself provides useful storage, workshop potential or further practical space depending on a buyer's requirements.

Elm Close remains a favoured residential address within Yatton, appreciated for its established setting and excellent accessibility to the village's wide range of amenities. The property is within easy reach of the village centre, where day to day shopping, cafes and other services are readily available, while Yatton railway station offers mainline connections to Bristol and onward destinations, making the area especially attractive to commuters. Families are well served by nearby schooling options, and the surrounding area offers a strong sense of community alongside access to open countryside and a variety of walks within the wider North Somerset landscape. Combining a convenient village position, flexible accommodation, enclosed gardens and clear scope for future enhancement, 12 Elm Close represents a superb opportunity to acquire a sensibly priced home in one of Yatton's most consistently popular residential locations. Yatton listings from the branch regularly emphasise proximity to the village centre, schools and the mainline station in exactly this practical, location-focused way.







Family home ideally situated in central Yatton



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

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 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 not to be relied upon.



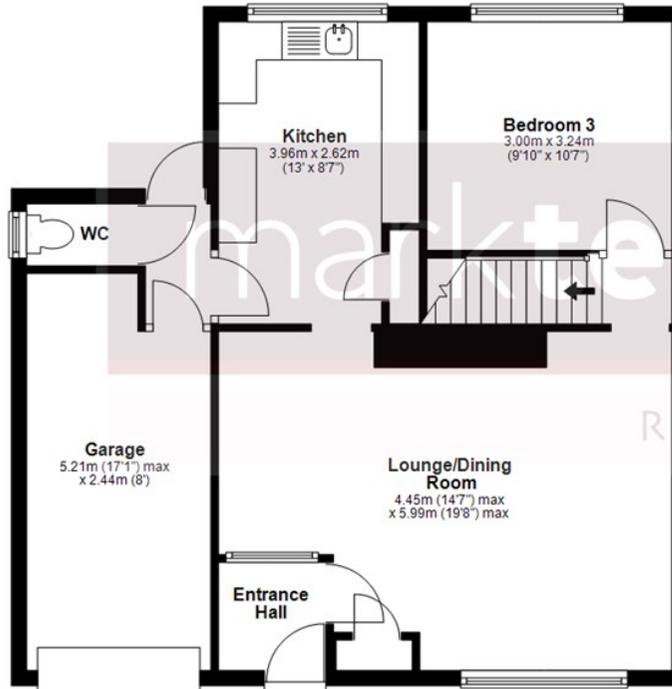
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Ground Floor

Approx. 66.4 sq. metres (714.2 sq. feet)



First Floor

Approx. 31.0 sq. metres (333.9 sq. feet)



Total area: approx. 97.4 sq. metres (1048.1 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.