25 Wheatear Road Yatton BS49 4FR

£342,900

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RESIDENTIAL SALES









Property Type
House - End Terrace

How Big
886.10 sq ft

Bedrooms
3

Reception Rooms
2

Bathrooms
2

Warmth
Gas central heating

Parking
Off-street & garage

Outside
Front & rear

EPC Rating
C

Council Tax Band
C

Construction
Traditional

Tenure
Freehold

A beautifully presented, modern three-bedroom home on Chestnut Park in the North of Yatton. 25 Wheatear Road is three-bedroom end-of-terrace house, tucked away at the end of a quiet cul-de-sac, and was constructed by Bloor Homes in 2016, forming part of phase one of this popular development. The accommodation is light, welcoming and thoughtfully arranged, beginning with an entrance hall leading through to a generous sitting room. This impressive reception space is a particular feature of the property, boasting a rare dual aspect that allows for an abundance of natural light and is a feature found in only a limited number of homes of this design within the development. To the rear, a well-proportioned kitchen/dining room forms the heart of the home, offering ample space for both cooking and dining, with doors opening out to the garden and creating an excellent environment for everyday living and entertaining. A useful utility area adjoins the kitchen, complemented by a convenient ground floor cloakroom. To the first floor, three bedrooms are arranged off a central landing, with the principal bedroom enjoying the benefit of an en-suite shower room. Bedroom two is a further good double room, while bedroom three offers versatility for use as a single bedroom, nursery or home office. A well-appointed family bathroom completes the accommodation.

The rear garden has been thoughtfully arranged to create a stylish, low-maintenance outside space, ideal for modern living. Immediately to the rear of the property there is a decked seating area, perfectly suited to morning coffee or more relaxed seating, which in turn leads onto a neatly defined central section laid to artificial lawn, providing an attractive year-round green outlook. A paved terrace spans the rear boundary, offering an excellent space for outdoor dining and entertaining, whilst gravelled borders provide areas for potted plants to texture and interest. The garden is fully enclosed by timber fencing, and enjoys a bright, open aspect that enhances the sense of space, making this a highly practical yet appealing environment for both everyday use and social occasions. A secure gate provides access to the front where you have off-street parking for two vehicles in front of the garage. A pathway leads to the main entrance, flanked on both sides by areas laid to decorative gravel.

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 home, situated within Chestnut Park, 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 with an annual estate charge of £439.51

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 2000 Mbps and the highest available upload speed 2000 Mbps.

This information is sourced via checker.ofcom.org.uk, we advise you to 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 their knowledge.

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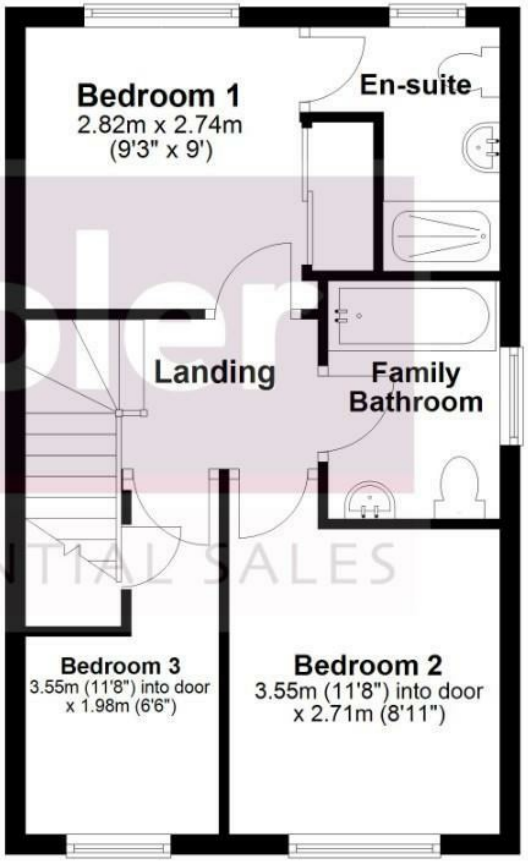
Garage
Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Garage)



Ground Floor
Approx. 38.3 sq. metres (412.3 sq. feet)



First Floor
Approx. 44.0 sq. metres (473.8 sq. feet)



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Total area: approx. 82.3 sq. metres (886.1 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 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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