121 Moorhen Road Yatton BS49 4FU

£295,000

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RESIDENTIAL SALES









Property Type
House - Terraced

How Big
711.30 sq ft

Bedrooms
2

Reception Rooms
1

Bathrooms
2

Warmth
Gas central heating

Parking
Off street parking

Outside
Rear

EPC Rating
B

Council Tax Band
B

Construction
TraditionalEtc

Tenure
Freehold

A modern two double bedroom home situated within the highly sought-after Chestnut Park development in Yatton. 121 Moorhen Road is a beautifully presented terraced property that combines modern style with everyday comfort, making it an excellent choice for first-time buyers and astute investors alike. Constructed in 2020 by the well-regarded Bloor Homes, the property has been meticulously cared for and benefits from the remainder of its NHBC warranty, providing added peace of mind. Ideally positioned within a quiet cul-de-sac, it offers a sense of privacy within this popular development. Step inside via the welcoming entrance to discover a bright, well-proportioned interior. The generous sitting room provides a relaxing space to unwind, while the open-plan kitchen and dining area is perfectly suited for both socialising and entertaining. A useful utility space and a ground-floor WC add practicality and convenience to this level. Upstairs, there are two spacious double bedrooms, with the principal bedroom enjoying the added advantage of en-suite facilities. A modern family bathroom completes the accommodation.

The rear garden has been thoughtfully designed to provide a low-maintenance yet highly usable outdoor space, perfectly suited to modern living. Immediately to the rear is a paved patio, ideal for outdoor dining and entertaining, which flows seamlessly onto a raised decked seating area, creating a clearly defined and inviting space to relax. The garden is fully enclosed by timber fencing, affording a good degree of privacy and security, and benefits from a level layout that is both practical and versatile. A particularly useful addition is the gated rear access, enhancing convenience and ease of use. Overall, the garden offers a neat, well-presented and manageable environment, ideal for those seeking an enjoyable outdoor space without the burden of extensive upkeep.

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, modern two 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 annual estate charge of approximately £418.00 for 2026

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 make your own enquiries.

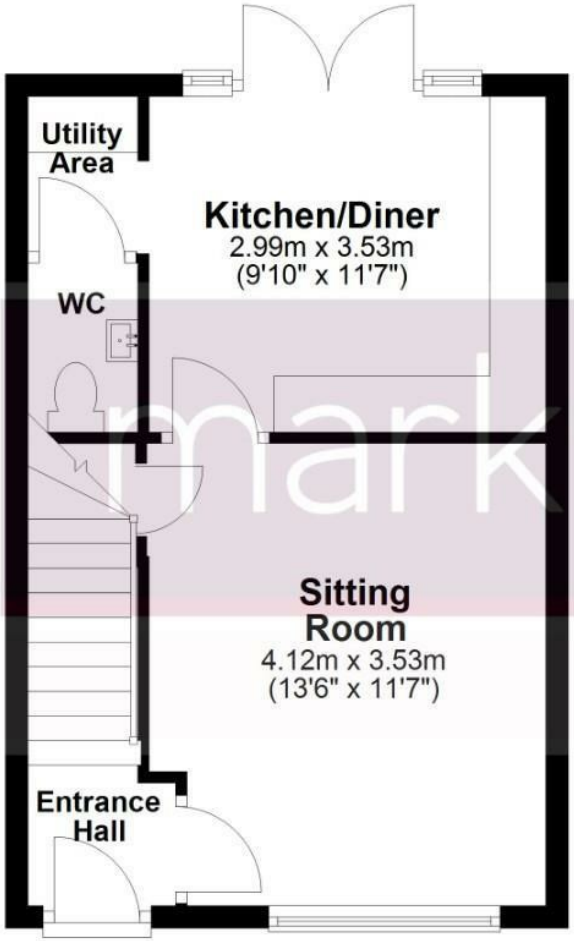
If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of their knowledge.

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Ground Floor

Approx. 32.7 sq. metres (351.7 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.6 sq. feet)



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Total area: approx. 66.1 sq. metres (711.3 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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