

6 Church Close Yatton BS49 4HG

£275,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Terraced house



HOW BIG  
812.60 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
1



BATHROOMS  
1



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off street and garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
C



COUNCIL TAX BAND  
B



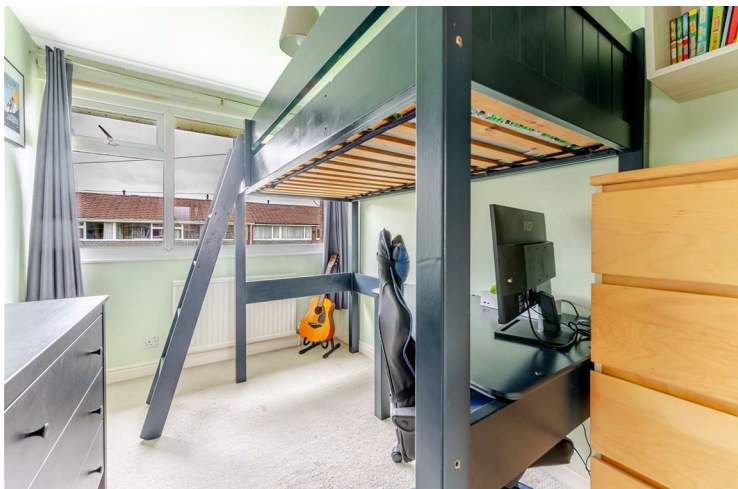
A well presented three bedroom mid terrace home, ideally positioned within a quiet and family-friendly environment, just a short walk from Yatton's village amenities. 6 Church Close is a an attractive home that offers a bright and comfortable living space and will appeal equally to first-time buyers, young families or those seeking a well-kept investment property. The ground floor opens with an entrance hall leading into a spacious open plan lounge dining room, flooded with natural light from dual aspects. The lounge area enjoys a peaceful outlook over the front garden within a pleasant pedestrian setting, while the dining area benefits from sliding patio doors opening directly to the rear garden, ideal for entertaining or family life. The adjacent kitchen is fitted with an attractive range of oak-style wall and base units providing generous storage, with space for appliances and a window overlooking the garden. Upstairs, there are three well-proportioned bedrooms, two comfortable doubles and a single, together with a family bathroom stylishly appointed with a contemporary white three-piece suite including a 'P' shaped bath with shower over, wash hand basin and low-level WC.

Outside, the home benefits from a private rear garden that has been thoughtfully landscaped for ease of maintenance. The space is laid to lawn and a smart Indian Sandstone patio area, perfect for summer dining and relaxation. The garage is accessed from both the garden and via the off street parking space behind the property. The garage itself benefits from light, power, and useful utility space, with plumbing for a washing machine and additional room for a tumble dryer or freezer. The front of the property is attractively set within a quiet pedestrian area, creating a safe and friendly environment, ideal for young families.

Church Close is a peaceful cul-de-sac situated within easy reach of Yatton's bustling village centre. A short walk brings you to a range of local shops, cafes, and amenities, while Yatton's highly regarded primary school and the mainline railway station are both nearby, offering convenient commuter links to Bristol, Bath and beyond. The surrounding countryside provides numerous walks and cycle routes, while the North Somerset coastline and M5 motorway are just a short drive away. This superb home combines convenience, community and comfort in one of Yatton's most popular residential areas.













## Peacefully situated three bedroom home in central Yatton

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### 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.





## Up your street...

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Glorious countryside walks across Cadbury Hill and the Strawberry Line

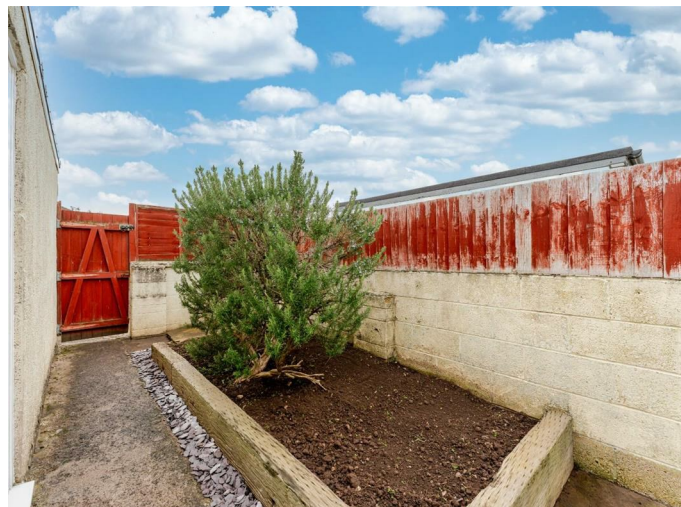
Level access to Yatton's village centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

St Mary's village church

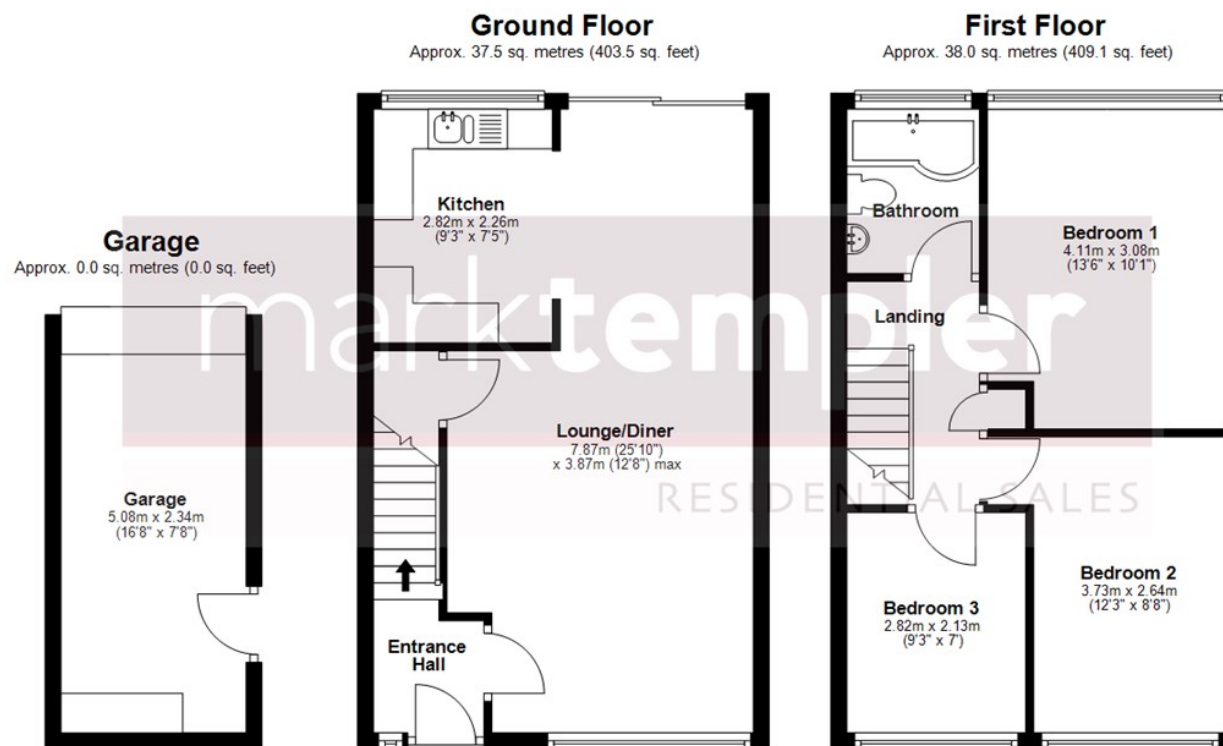
Yatton's mainline railway station



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Total area: approx. 75.5 sq. metres (812.6 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.