

71 Wheatear Road Yatton BS49 4FR

£460,000

marktempler

RESIDENTIAL SALES







**PROPERTY TYPE**  
Semi-detached town house



**HOW BIG**  
1663.10 sq ft



**BEDROOMS**  
4



**RECEPTION ROOMS**  
2



**BATHROOMS**  
4



**WARMTH**  
uPVC double glazing and gas  
fired central heating



**PARKING**  
Off street and garage



**OUTSIDE SPACE**  
Front and rear



**EPC RATING**  
B



**COUNCIL TAX BAND**  
E



A substantial, four-bedroom family home offering flexible accommodation, situated within the popular development of Chestnut Park on the fringes of Yatton village - 71 Wheatear Road is a fantastic semi-detached townhouse, constructed by Bloor Homes in 2017 to the Cleeve design and offering a raft of upgraded features throughout that sets it apart from many similar properties, these include fitted shutters, solid wood doors, and ceramic tiled flooring through the entrance hall, kitchen/diner and bathrooms. Set out over three floors, the internal accommodation offers over 1600 sq ft living space and comprises of a large practical entrance hall, well-appointed kitchen/diner situated at the rear of the property, boasting a range of built-in Siemens appliances and Quooker kitchen tap, study/fifth bedroom, shower room, airing cupboard and utility cupboard, all to the ground floor. The sitting room is located on the first floor along with two bedrooms and the family bathroom. The second floor is where you will find the two main bedrooms that both offer the convenience of en-suite facilities and fitted wardrobes with smoked mirror sliding doors.

Outside the rear garden is enclosed and affords a South Westerly orientation, making it an ideal spot to make the most of the summer sunshine. The current owners have landscaped the garden to have two patio seating areas that are connected by a matching pathway with another area laid to lawn. Planted and raised beds flank the garden, containing a variety of shrubs and plants that soften the space perfectly, a secure gate provides side access. The high specification continues outside as there is a remote control awning, complete with both lighting and heating. To the front, a path leads you to the main entrance, flanked on one side by decorative stone and slate chippings to the other. The driveway is to the side of the property and leads to the garage that has power and light connected.

Chestnut Park is a highly regarded modern development within Yatton's North End. Providing convenient access to a wide variety of amenities including Yatton's mainline railway station, local shopping precinct, and recently opened Chestnut Park primary school.













## Substantial townhouse located on the Chestnut Park Development in Yatton Village



### 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

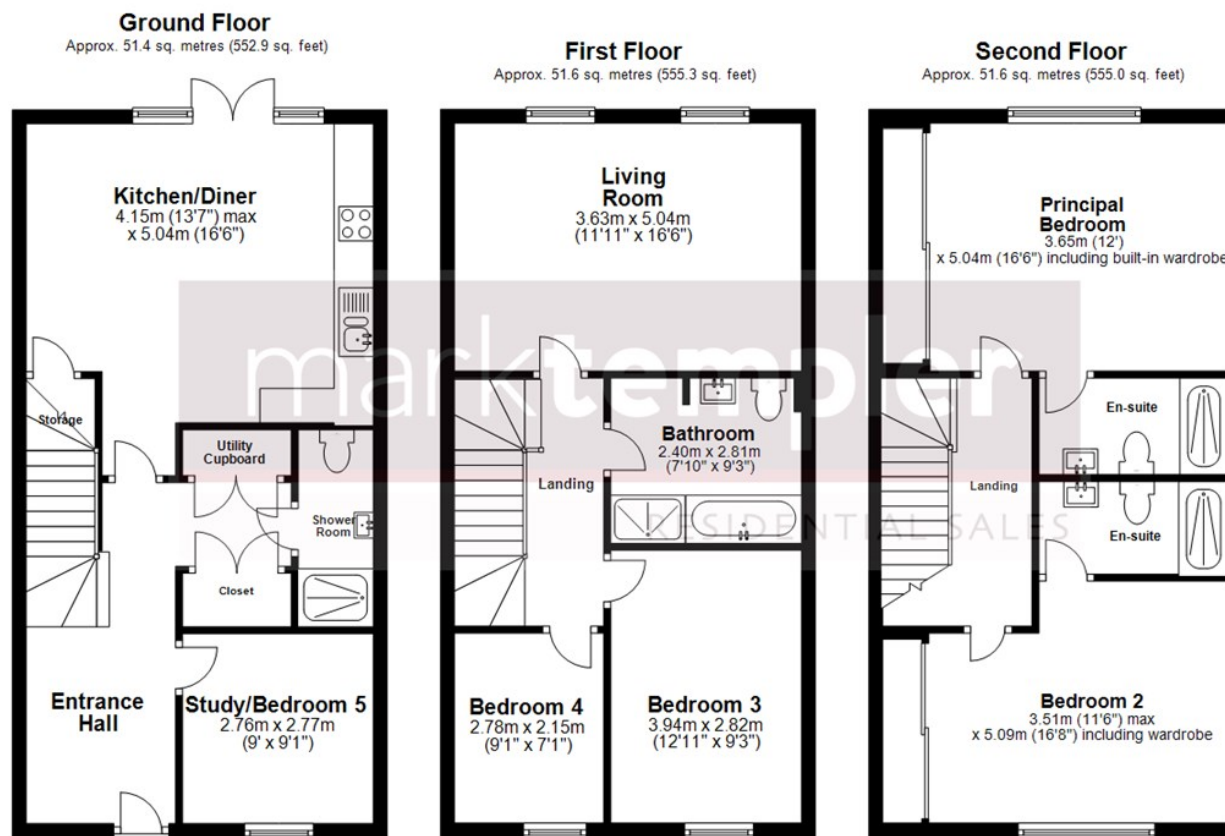
Yatton's mainline railway station



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Total area: approx. 154.5 sq. metres (1663.1 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.