

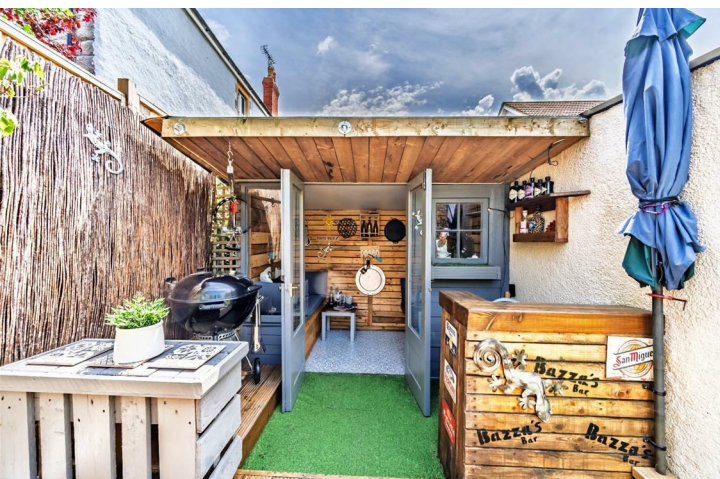
4 Ashleigh Road Yatton BS49 4DE

£365,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
Semi detached house



HOW BIG  
926.00 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  
D



COUNCIL TAX BAND  
D

Impeccably presented semi-detached family home in a central village location - 4 Ashleigh Road is a wonderful three-bedroom semi-detached house that offers a fantastic opportunity for those wanting to be close to the centre of the village, or looking for a property that affords the possibility of being extended (subject to planning approval), to create the ideal forever home. The light and airy accommodation is set out traditionally over two floors and comprises of, entrance porch that opens into the entrance hall, which in turn opens to all principal rooms. The lounge diner is bathed in natural light thanks to the dual aspect it offers, features an open fire, and with the kitchen adjacent to the dining area, again provides the potential for buyers looking to alter the layout to create a kitchen diner if they so wish. Stairs from the entrance hall rise to the first floor, where you have three bedrooms, two of which are generous doubles, and a beautifully finished, four-piece family bathroom.

The rear garden is enclosed by both feather-edge fencing and a natural stone wall that adds a lovely touch of character. The lawn is bookended by two seating areas, a patio accessed from the kitchen, and a raised deck that provides an area to entertain next to the hidden gem, a garden room. This fantastic entertainment area is sure to impress your friends and family, offering power and light to use as you wish. Planted beds to one side of the lawn contain a mixture of well-tended shrubs and trees that provide a colourful backdrop to enjoy. A secure gate provides access from the rear garden to the driveway, where you have off-street parking for multiple vehicles, and leads to the front of the property where you have an area laid to lawn, bordered by mature shrubs and bushes.

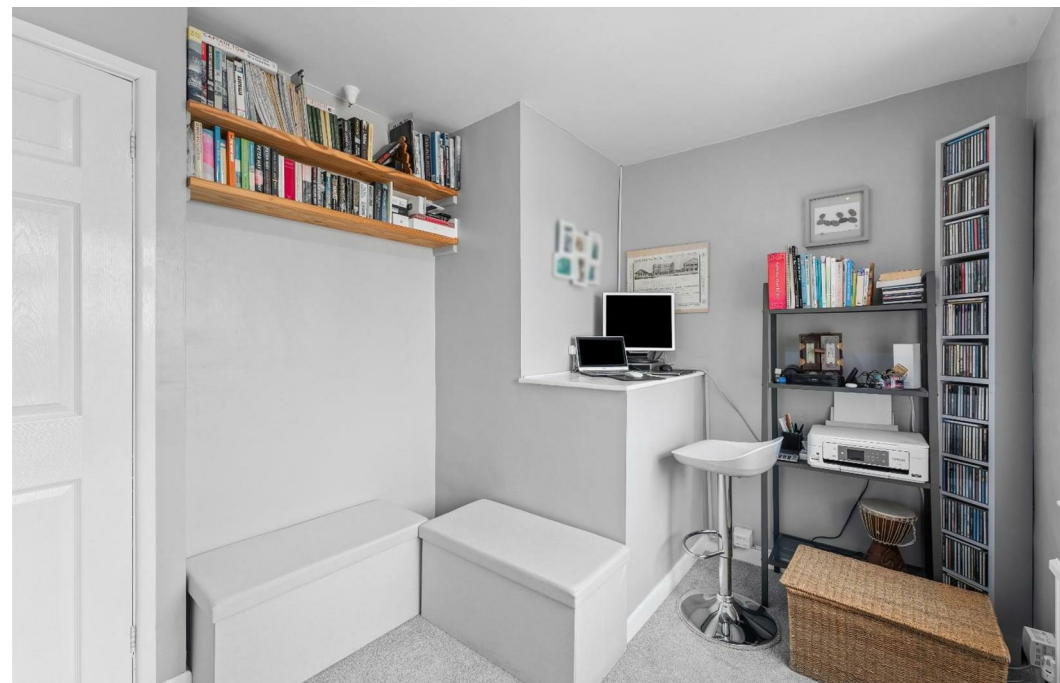
Ashleigh Road is a short level walk to all the amenities Yatton has to offer, with its range of shops, hairdressers, bakers, as well as being on a level to the main line railway station offering direct links to Bristol, Bath, London, and the West Country.







## Three bedroom family home, presented to exacting standards



### 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...

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



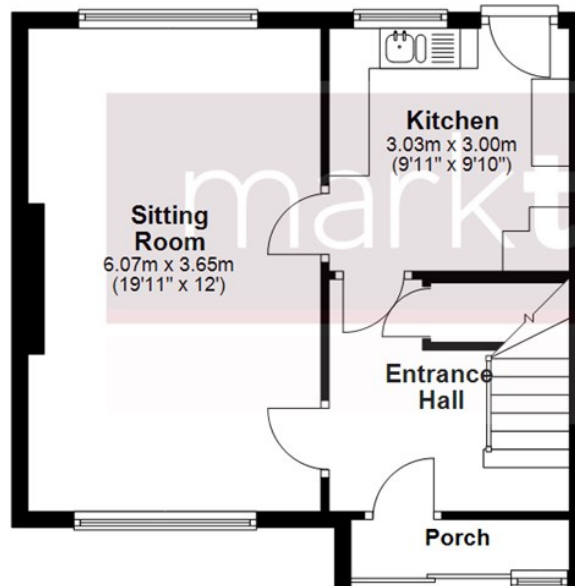
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### Ground Floor

Approx. 42.8 sq. metres (460.8 sq. feet)



**Sitting Room**  
6.07m x 3.65m  
(19'11" x 12')

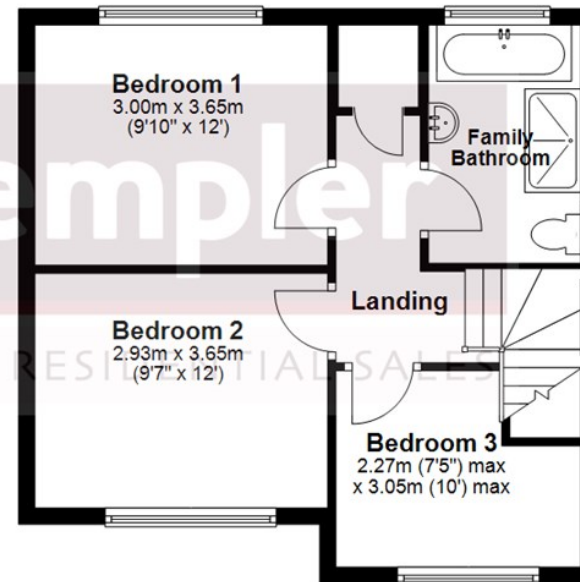
**Kitchen**  
3.03m x 3.00m  
(9'11" x 9'10")

**Entrance Hall**

**Porch**

### First Floor

Approx. 43.2 sq. metres (465.2 sq. feet)



**Bedroom 1**  
3.00m x 3.65m  
(9'10" x 12')

**Bedroom 2**  
2.93m x 3.65m  
(9'7" x 12')

**Landing**

**Bedroom 3**  
2.27m (7'5") max  
x 3.05m (10') max

**Family Bathroom**

**Total area: approx. 86.0 sq. metres (926.0 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.