

42 Jones Close Yatton BS49 4RA

£250,000

marktempler

RESIDENTIAL SALES





Property Type

House - Terraced



How Big

595.00 sq ft



Bedrooms

2



Reception Rooms

1



Bathrooms

1



Warmth

Gas Central Heating



Parking

Allocated Off-Street



Outside

Front & Rear



EPC Rating

C



Council Tax Band

B



Construction

Traditional



Tenure

Freehold

Two bedroom house, situated within a quiet cul-de-sac on the northern fringes of Yatton and offered to the market with no onward chain. 42 Jones Close is a delightful two bedroom terraced home, that presents a wonderful opportunity for first time buyers and investors alike, offering a delightful blend of comfort and practicality. The accommodation is thoughtfully arranged, beginning with a welcoming entrance hall that sets the tone for the rest of the property. The sitting room is a particularly inviting space, bathed in natural light and enjoying a pleasing sense of proportion, and also provides direct access to the rear garden, creating a seamless flow between inside and out, ideal for both everyday living and relaxed entertaining. The kitchen, positioned to the front, is sensibly designed with ample workspace and room for appliances, forming a bright and functional setting for cooking. To the first floor, the landing leads to two well-proportioned bedrooms, each offering comfortable accommodation, with the principal bedroom benefitting from a range of built-in storage, while the second bedroom lends itself equally well to use as a guest room, home office or nursery. The family bathroom is fitted with a classic suite, completing what is a harmonious and well-balanced home, ideally suited as a first step onto the property ladder or as an appealing addition to an investment portfolio.

The rear garden offers a wonderfully inviting extension of the living space, perfectly arranged for relaxed everyday enjoyment and effortless entertaining. A paved terrace provides an ideal spot for morning coffee or summer dining, opening onto a well-kept lawn framed by mature trees and established planting that create a calm, green backdrop. A gentle stepping stone pathway leads through the garden to a sheltered seating area, perfectly positioned to make the most of the south-westerly aspect and enjoy the afternoon and evening sun, while the overall design remains low maintenance yet full of character. Enclosed by timber fencing and benefitting from useful rear access, along with practical storage to the far end, the garden strikes a superb balance between convenience and an appealing, lifestyle-led setting. To the front, a pathway leads to the main entrance, flanked on both sides by areas laid to lawn. Off street parking for two vehicles is also on offer, situated just a short distance from the property.

Jones Close is a sought after peaceful cul de sac in the north end of the village, but still within a short distance to Yatton's various shops and cafes. It is also an excellent commuter base to Bristol city centre, the West Country and London via the local railway that is a short walk away.



Two bedroom home in a quiet cul-de-sac in the North end of 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

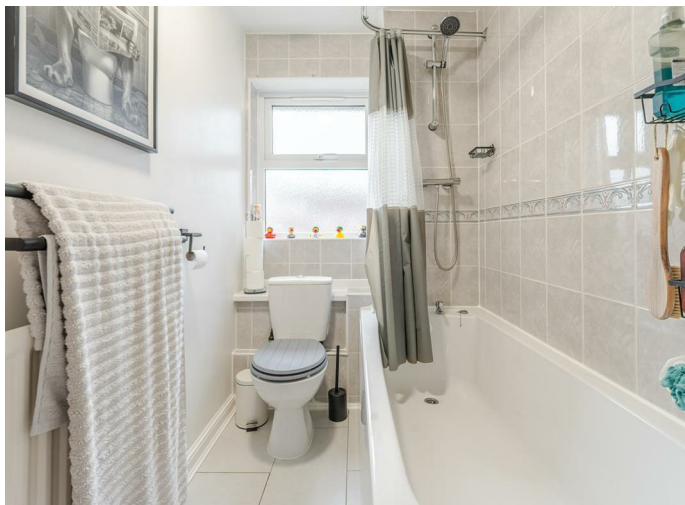
UTILITIES
Mains electric
Mains gas
Mains water
Mains drainage

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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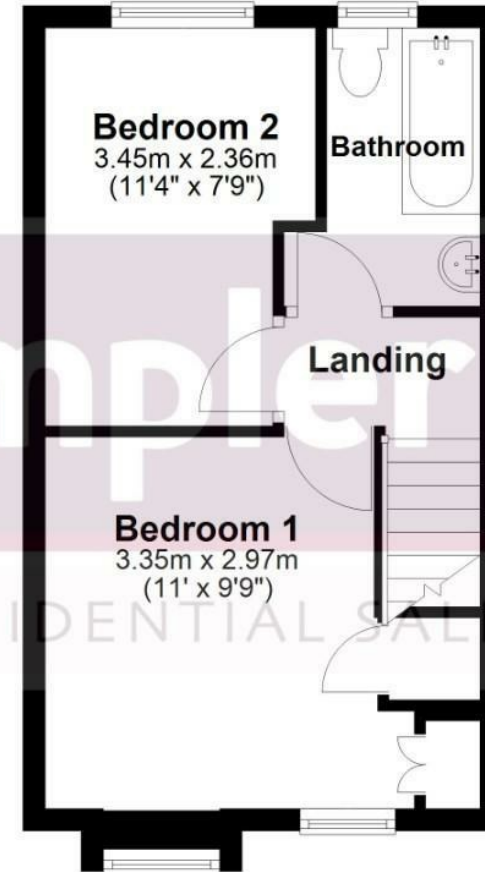
Ground Floor

Approx. 27.3 sq. metres (293.5 sq. feet)



First Floor

Approx. 28.0 sq. metres (301.5 sq. feet)



Total area: approx. 55.3 sq. metres (595.0 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.