

21 Gregory Mead Yatton BS49 4QJ

£435,000

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RESIDENTIAL SALES





Property Type

House - Detached



How Big

1283.80 sq ft



Bedrooms

4



Reception Rooms

2



Bathrooms

2



Warmth

Gas central heating



Parking

Off street & garage



Outside

Front & rear



EPC Rating

D



Council Tax Band

E



Construction

Traditional



Tenure

Freehold

Beautifully presented four-bedroom detached family home, ideally situated at the end of a peaceful cul-de-sac with views over a green and no onward chain - 21 Gregory Mead is a well-proportioned detached house offering practical family accommodation, a sociable ground floor layout and excellent potential for a wide range of buyers. The accommodation is accessed via a welcoming entrance hall, with a useful cloakroom WC. Leading into the sitting room, providing a comfortable everyday living space, with a gas fire creating a central focal point. From here, the layout flows through to a separate dining room via an open archway, which enjoys an outlook over the rear garden by patio doors and provides an ideal space for family meals or entertaining. The sitting room also leads onto the kitchen breakfast room via a separate doorway. This particularly appealing feature of the home offers a generous and sociable environment with space for informal dining. The kitchen is fitted with a range of wall and base cabinets with work surfaces over and appliance space, while a door opens directly to the rear garden. There is also useful internal access to the garage, adding everyday practicality, along with understairs storage. To the first floor, the landing leads to four bedrooms and the family bathroom. The generous principal bedroom benefits from a modern en-suite shower facility with exceptional three piece including double walk in shower, while the remaining bedrooms offer flexibility for children, guests or home working. The family bathroom is fitted with a modern white suite, completing a well-arranged first floor layout.

Outside, the property enjoys a landscaped rear garden, arranged to create an attractive and manageable space for relaxing, dining and entertaining during the warmer months. Designed for easy, low maintenance, mainly paved to patio with planted borders, offering a pleasant degree of privacy and a practical layout for day-to-day use. To the front, the property benefits from driveway parking and access to the integral garage, which provides parking, storage or workshop potential and is fitted with lighting and electrics. The combination of off-street parking, garage facilities and enclosed garden makes 21 Gregory Mead a particularly user-friendly home for families.

Gregory Mead is a popular residential cul-de-sac within Yatton, well placed for access to the village amenities and transport links. Yatton offers a wide range of everyday facilities including shops, cafes, supermarkets, pharmacy, doctors' surgery, public houses and primary schooling, and is in the catchment area for the popular secondary school in nearby Backwell. The mainline railway station is a short walk away, providing regular services towards Bristol and London Paddington and the West Country. The surrounding countryside and nearby Strawberry Line offer excellent opportunities for walking and cycling, while Clevedon, Congresbury and Weston-super-Mare are all within easy reach. For those travelling further afield, the A370 and M5 motorway network provide convenient road links, with Bristol Airport also accessible.

Offered with no onward chain, 21 Gregory Mead represents a fantastic opportunity to acquire a four-bedroom detached family home with garden, garage and parking in a well-regarded Yatton location.







Family home in an ideal, peaceful cul-de-sac situated in Yatton's North End



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 10000 Mbps and the highest available upload speed 10000 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.



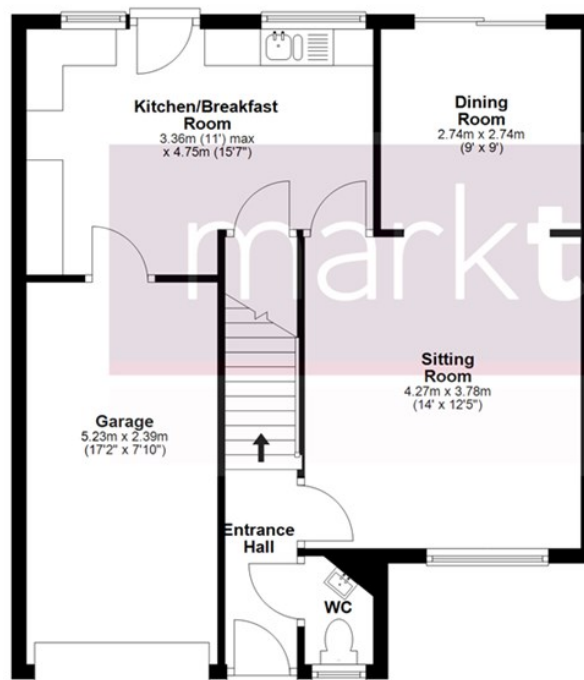
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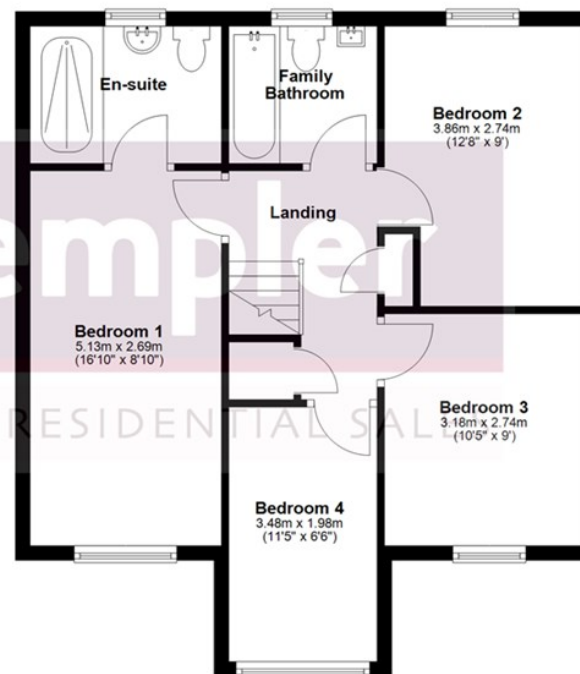
Ground Floor

Approx. 61.9 sq. metres (665.8 sq. feet)



First Floor

Approx. 57.4 sq. metres (618.0 sq. feet)



Total area: approx. 119.3 sq. metres (1283.8 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.