

1 Rock Road Yatton BS49 4JE

£350,000

marktempler

RESIDENTIAL SALES





	PROPERTY TYPE		HOW BIG
End of Terrace house	1065.20 sq ft		
	BEDROOMS		RECEPTION ROOMS
3	2		
	BATHROOMS		WARMTH
1	uPVC double glazing and gas fired central heating		
	PARKING		OUTSIDE SPACE
On street	Front and rear		
	EPC RATING		COUNCIL TAX BAND
D	C		

A characterful three-bedroom end-of-terrace period home, ideally situated just a short stroll from the heart of Yatton village. 1 Rock Road is an attractive Victorian property that offers a wealth of charm, with traditional features and a thoughtfully arranged layout that suits both family life and entertaining. The property is entered via a porch that in turn opens into a welcoming entrance hall, affording access to all principal rooms. The beautiful light sitting room boasts a bay window and a log-burning stove set within a classic fireplace, creating a warm and inviting atmosphere. The dining room has been opened into the sitting room, providing a formal space for hosting, while the kitchen is positioned independently to the rear and is fitted with a range of base and wall units. Adjacent to the kitchen is a spacious sun room that offers excellent storage and opens directly onto the rear garden, making it a practical addition for everyday living. Upstairs, the first floor hosts three well-proportioned bedrooms and a stylish family bathroom, all arranged around a central landing.

The rear garden is a truly enchanting outdoor space, thoughtfully landscaped to offer both beauty and tranquility. Two shallow steps lead from the patio through a vibrant display of seasonal flowers, creating a picturesque setting that invites you to explore and unwind. Mature trees provide a natural canopy of shade, while the well-tended lawn offers a peaceful spot for relaxation or informal gatherings. To the rear, the garden is a covered storage area, perfect for keeping the mower and bikes away from the weather. Surrounded by lush greenery and bursts of colour, this delightful garden is a private oasis, perfect for enjoying the outdoors in comfort and seclusion.

Rock Road is a highly regarded residential address, ideally situated within walking distance of Yatton's wide range of amenities. The village offers a thriving community with a variety of shops, cafes, and services, as well as highly regarded primary and secondary schooling within catchment. Rock Road playing fields and parks are just a short stroll away, providing excellent green space for families. Yatton railway station is also within easy reach, offering direct mainline connections to Bristol, London, and the South West. With excellent road links via the A370 and M5, this is a superb location for commuters and those seeking a well-connected village lifestyle.







## Victorian, three bedroom family home in the village 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.



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

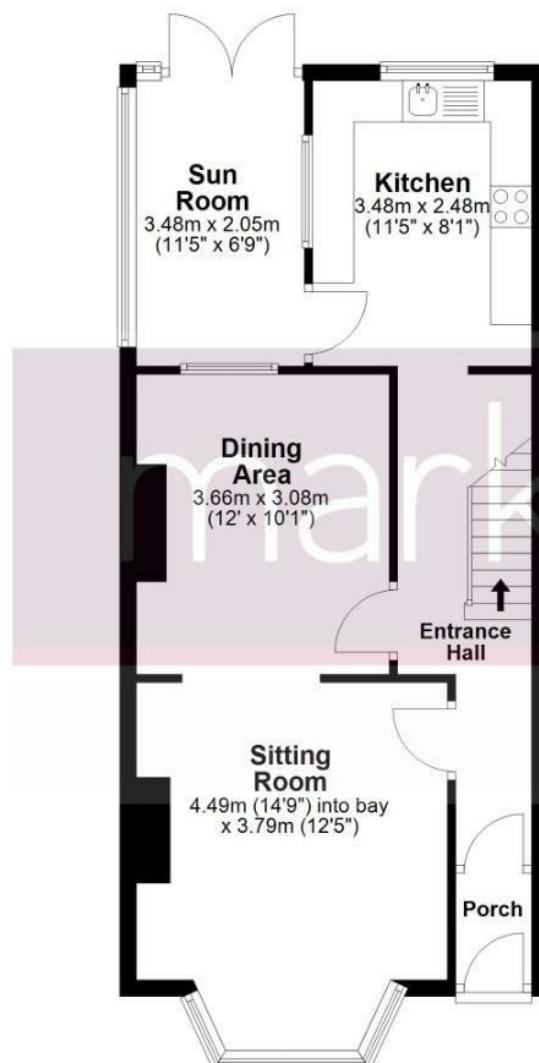
Yatton's mainline railway station

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**Ground Floor**

Approx. 54.5 sq. metres (586.7 sq. feet)

**First Floor**

Approx. 44.4 sq. metres (478.4 sq. feet)

**Total area: approx. 99.0 sq. metres (1065.2 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.