

6 Rabbit Close Yatton BS49 4GL

£259,950

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RESIDENTIAL SALES





Property Type

House - Detached



How Big

741.80 sq ft



Bedrooms

2



Reception Rooms

1



Bathrooms

1



Warmth

Gas central heating



Parking

Off street



Outside

Side & rear



EPC Rating

B



Council Tax Band

B



Construction

Traditional



Tenure

Freehold

A beautifully presented two double bedroom coach house, ideally situated within the popular Eaton Park development at the northern end of Yatton. Constructed in 2022, 6 Rabbit Close is an attractive, nearly new home offering the benefit of the remainder of its 10 year structural warranty and provides an excellent opportunity for first time buyers, downsizers or those seeking a low maintenance modern home. The accommodation is accessed via a private ground floor entrance hall, with stairs rising to a well arranged first floor layout. The heart of the property is the fantastic open plan lounge kitchen dining room, a bright and sociable space designed for modern living, with plenty of room for both relaxed seating and dining. The kitchen area is fitted with a smart range of contemporary wall and base cabinets with work surfaces, creating a practical and stylish environment for day to day use. A useful study area is currently arranged as a home office, ideal for those who work from home while still allowing the main living space to remain uncluttered and social. Two double bedrooms provide well balanced accommodation, served by a well appointed family bathroom with a modern white three piece suite comprising low level WC, wash hand basin and panelled bath with shower attachment over and folding glass screen.

Outside, the property enjoys a private courtyard area to the side, offering a pleasant and manageable outdoor space. This area also provides tandem parking for two vehicles, a particularly useful feature for a home of this style. The courtyard and parking arrangement create a practical approach to everyday living, perfect for enjoying a summer's evening with the additional benefit of an external store, ideal for bikes, BBQ's, etc. The overall design of the home makes it an excellent lock up and leave option, while still providing the privacy of its own entrance and external space.

Rabbit Close forms part of the wider Eaton Park development, a popular modern neighbourhood on the edge of Yatton, well placed for access to the village amenities, countryside walks and commuter links. Yatton offers a wide range of facilities including shops, cafes, pharmacy, doctors' surgery, schools and a mainline railway station with direct services to Bristol, Bath and London Paddington. The nearby Strawberry Line provides attractive walking and cycling routes through the surrounding North Somerset countryside, while the A370 and M5 motorway network are easily accessible for those travelling further afield. 6 Rabbit Close combines contemporary, low maintenance living with a convenient village setting, making it a superb opportunity within this established and well regarded development.



Beautifully presented coach house, ideally situated in Yatton's North End on Eaton Park



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 with an estate charge of £228.90 (2026 calendar year)

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 1800 Mbps and the highest available upload speed 220 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.



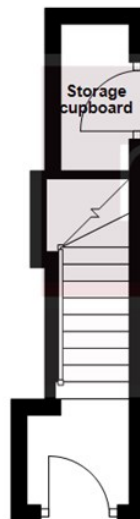
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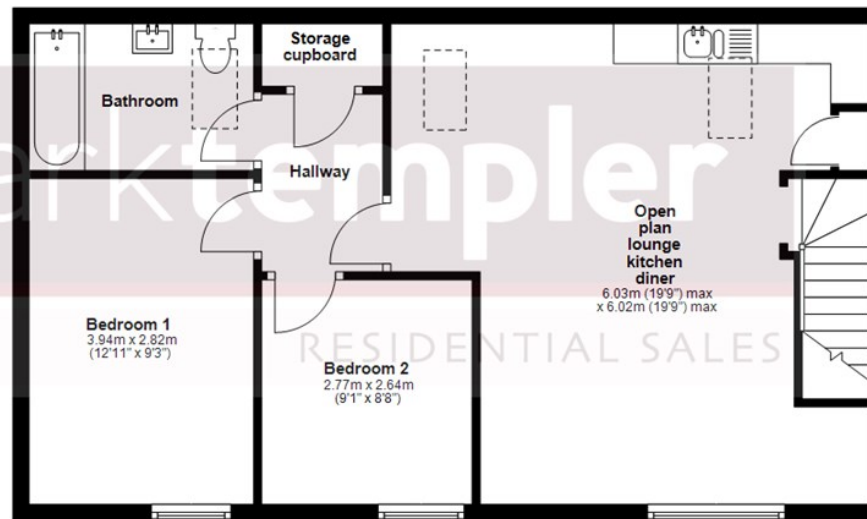
Ground Floor

Approx. 5.8 sq. metres (62.6 sq. feet)



First Floor

Approx. 63.1 sq. metres (679.2 sq. feet)



Total area: approx. 68.9 sq. metres (741.8 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.