

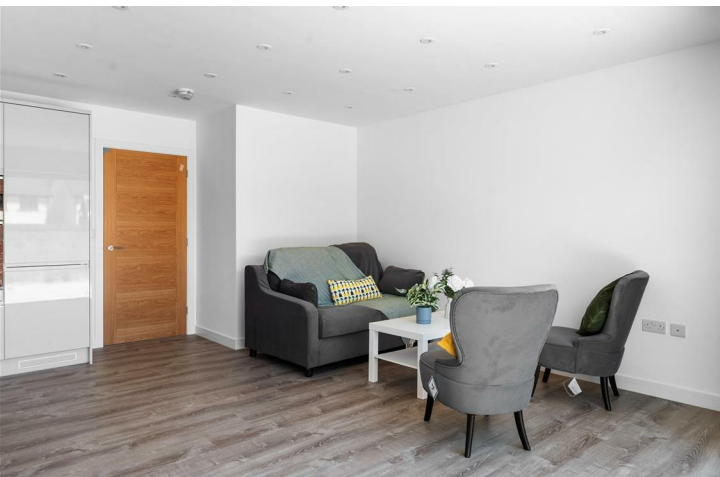
3A Station Road Yatton BS49 4AJ

£330,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached bungalow



HOW BIG
693.20 sq ft



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
uPVC double glazing and air
source heat pump central heating



PARKING
Off street



OUTSIDE SPACE
Front and rear



EPC RATING
B



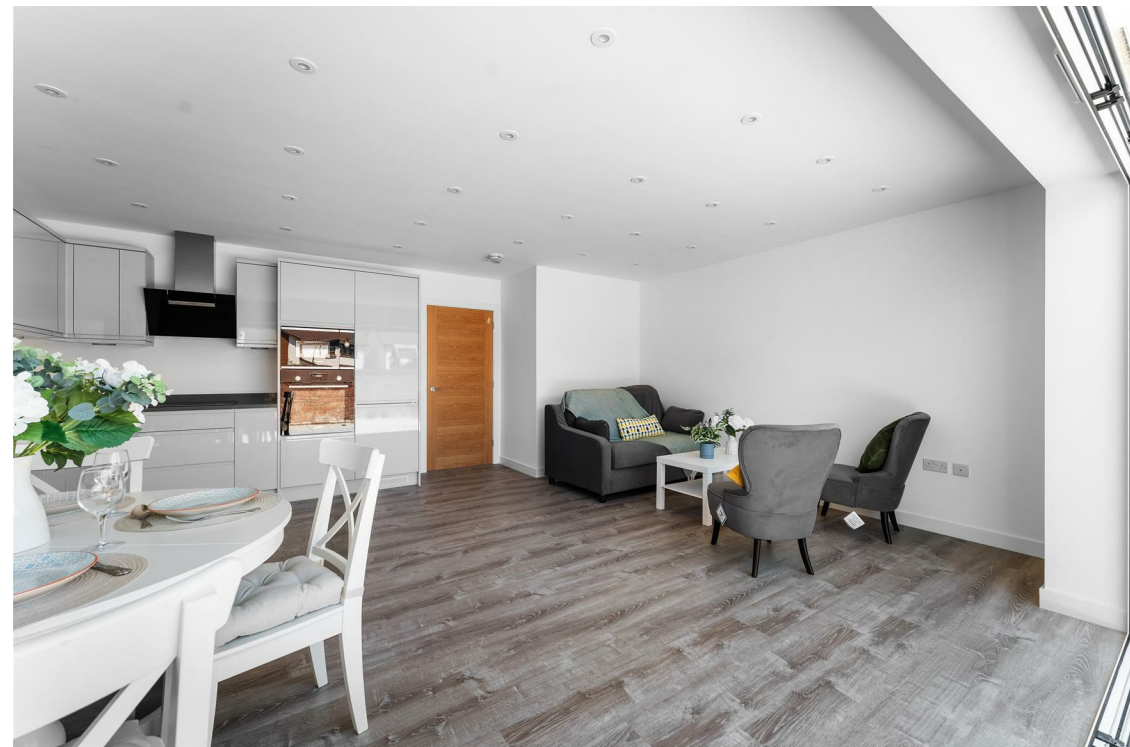
COUNCIL TAX BAND
New Build

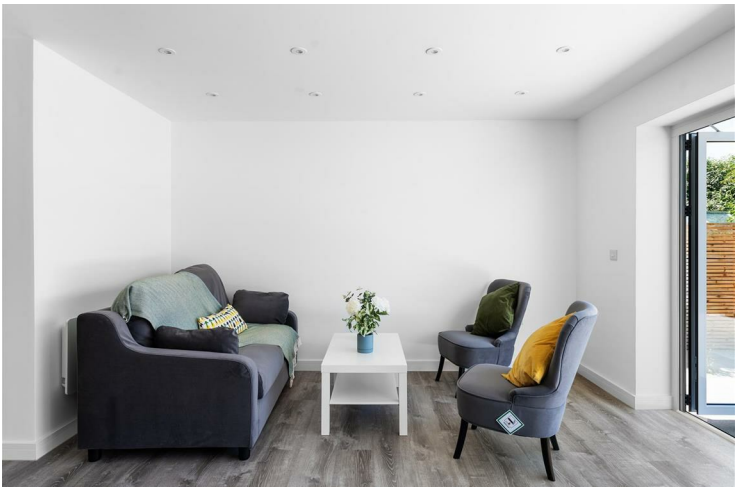
A rare opportunity to acquire a brand-new, beautifully finished detached bungalow, ideally situated in the heart of Yatton village. 3A Station Road is a thoughtfully designed two bedroom home offering the ease of single-storey living with a stylish and contemporary finish throughout. The accommodation is arranged around a central entrance hall, leading to two generous double bedrooms and a sleek, modern shower room. To the rear of the property lies a stunning open plan lounge, kitchen, and dining room, an impressive space flooded with natural light thanks to large aluminium bi-fold doors that open directly onto the garden. The kitchen is fitted with a range of high-quality wall and base cabinets, complemented by grey Silestone quartz worktops and a full suite of integrated appliances including an oven, induction hob, microwave, dishwasher, fridge/freezer, and washer/dryer. The layout is both practical and elegant, ideal for those seeking a low-maintenance yet high-specification home.

Externally, the property continues to impress with a smart block-paved driveway framed by raised flower beds, providing off-street parking for multiple vehicles. A side return leads to a private, landscaped courtyard garden, paved for ease of maintenance and offering the perfect setting for al fresco dining or a peaceful morning coffee. A garden shed provides useful storage, while the property also benefits from a range of eco-conscious features including Solar PV roof panels, an air source heat pump, and an EV charging point, ensuring energy efficiency and future-ready living.

3A Station Road enjoys a prime location just moments from the centre of Yatton, a thriving village offering a wide range of amenities including shops, cafes, a supermarket, and both primary and secondary schooling within catchment. The property is ideally placed for commuters, with Yatton's mainline railway station just a short walk away, providing direct services to Bristol, Bath, and London Paddington. The nearby A370 and M5 motorway also offer excellent road connections to the wider region.

With its combination of modern design, energy efficiency, and convenient location, this superb bungalow presents a rare and exciting opportunity for those looking to downsize, invest, or enjoy village life in comfort and style.







Brand new bungalow ideally situated in 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

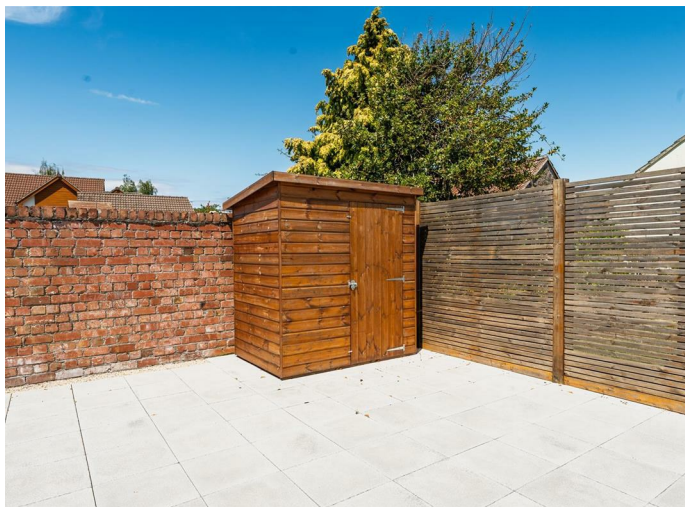
Level access to Yatton's village centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

St Mary's village church

Yatton's mainline railway station



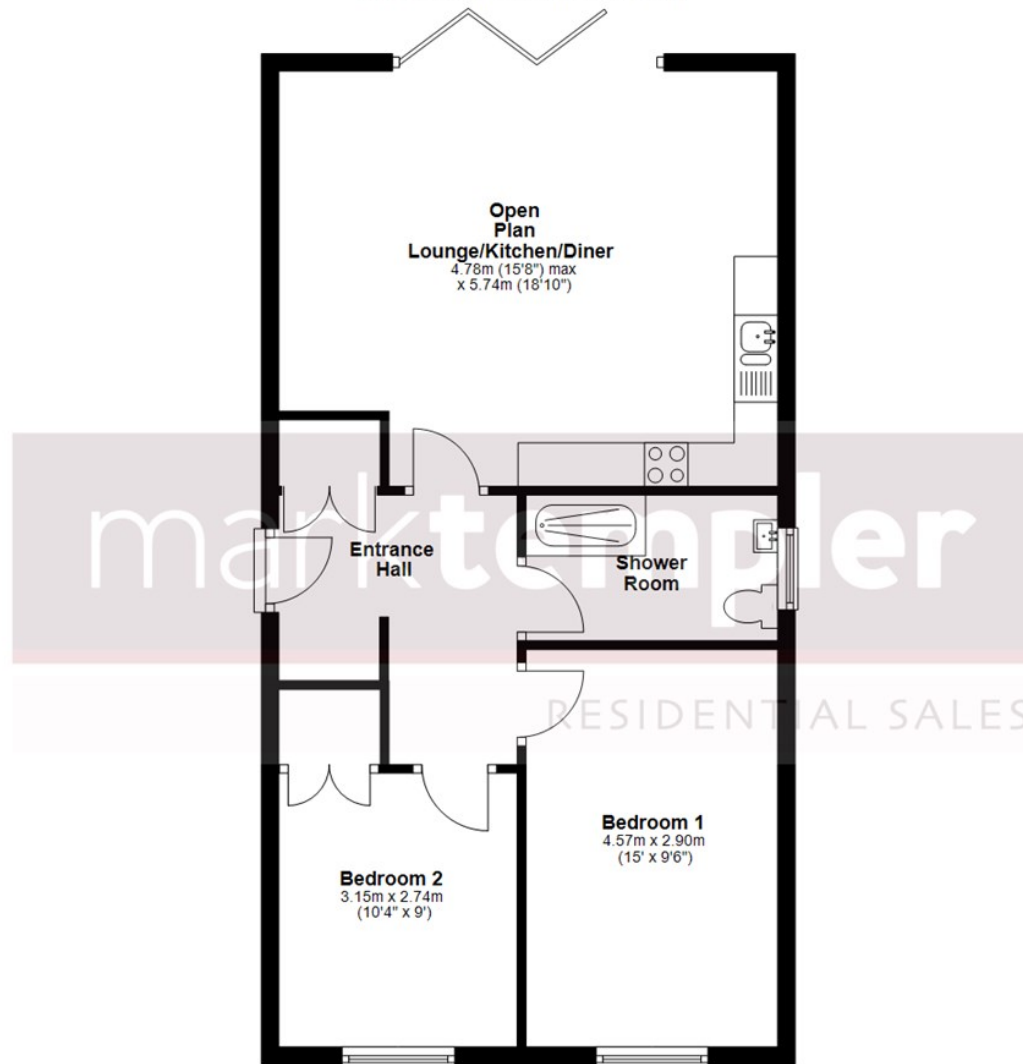
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Ground Floor

Approx. 64.4 sq. metres (693.2 sq. feet)



Total area: approx. 64.4 sq. metres (693.2 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.