

71 Wemberham Crescent Yatton BS49 4BD

£325,000

marktempler

RESIDENTIAL SALES





Property Type

House - Semi-Detached



How Big

895.80 sq ft



Bedrooms

3



Reception Rooms

2



Bathrooms

1



Warmth

Gas central heating



Parking

Off street parking



Outside

Front & rear



EPC Rating

D



Council Tax Band

C



Construction

Traditional



Tenure

Freehold

A three bedroom semi-detached home, offered for sale with the benefit of no onward chain and occupying a popular position within Yatton village. 71 Wemberham Crescent presents an exciting opportunity for buyers seeking a well proportioned home that has already seen important improvements, including recent renovation work together with replacement windows and roof, whilst still offering scope for some further modernisation to suit individual taste. The ground floor accommodation is bright and airy, entered via an entrance hall with cloakroom/WC, leading through to a beautiful L-shaped sitting room at the rear. A wonderfully light principal reception space with direct access out to the garden and plenty of room in which to relax and unwind. To the front, the property enjoys an L-shaped kitchen/dining room, creating a sociable environment that is ideal for day-to-day family life as well as entertaining. Upstairs, the first floor provides three well proportioned bedrooms and a family bathroom, altogether creating a balanced layout that will appeal to first time buyers, young families and those looking for a home they can continue to personalise over time.

Outside, the property offers an enclosed rear garden directly accessed from the sitting room, extending the living space nicely during the warmer months and providing an ideal setting for outdoor dining, children's play or a buyer's own landscaping ideas. The front of the property is set neatly back from the road, with an area laid to lawn to one side with tandem parking for a couple of vehicles to the other.

Wemberham Crescent is a well established residential address within Yatton, a village that continues to prove especially popular thanks to its strong sense of community, everyday amenities and excellent transport links. The village offers a broad range of shops and services, while Yatton railway station remains a major draw for commuters needing direct mainline access towards Bristol, Bath and London Paddington. Families are also well served by local schooling and nearby open spaces, helping to make Yatton one of North Somerset's most consistently requested village locations.

In all, 71 Wemberham Crescent is a well placed home with no onward chain, combining bright accommodation, future potential and a convenient setting close to the many advantages of village life.



Family home in popular Yatton crescent with no onward chain



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 annual ground rent of £10.00

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.



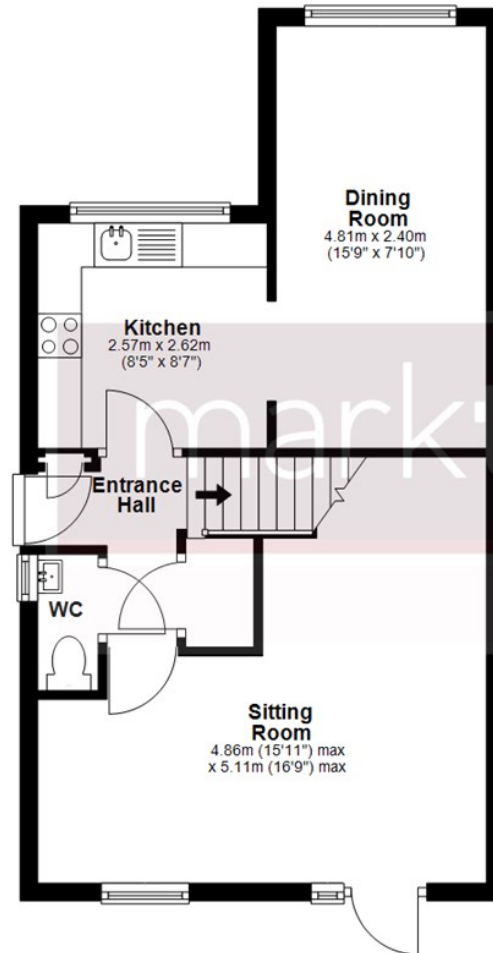
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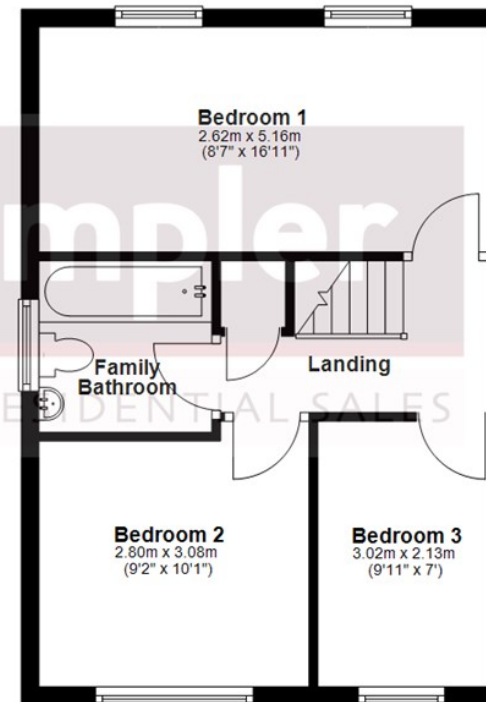
Ground Floor

Approx. 43.8 sq. metres (471.7 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.1 sq. feet)



Total area: approx. 83.2 sq. metres (895.8 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.