

16 Wemberham Crescent Yatton BS49 4BE

£299,950

marktempler

RESIDENTIAL SALES



**Property Type****House - Semi-Detached****How Big****1030.90 sq ft****Bedrooms****3****Reception Rooms****1****Bathrooms****1****Warmth****Gas central heating****Parking****Off street & garage****Outside****Front & rear****EPC Rating****D****Council Tax Band****C****Construction****Traditional****Tenure****Freehold**

Three-bedroom semi-detached home, tucked away within a peaceful, well-regarded residential location in the village of Yatton, and offered to the market with no onward chain. 16 Wemberham Crescent occupies a generous plot, offering a multitude of possibilities, and presents a wonderful opportunity to acquire a much-loved three-bedroom home, making it ideal for those seeking a property with scope to modernise, personalise, and cherish for years to come. Upon entering, you are welcomed into a spacious entrance hall, providing an inviting first impression and leading effortlessly into the principal living accommodation. The lounge diner is a superb space, flooded with natural light throughout the day and offering ample room for both relaxation and family dining. An additional reception room sits just off the hallway and is currently utilised as a third bedroom, complete with a useful under-stairs storage cupboard, providing excellent flexibility for a dining room, home office, snug, or ground-floor sleeping space. The kitchen is to the rear of the property and opens into a conservatory, which also doubles up as a handy utility area. Completing the ground floor is a shower room, allowing the ability for single-floor living, should you so require. On the first floor, you have two double bedrooms, both of which benefit from generous eave storage.

Outside, the rear garden is substantial, providing an opportunity to extend the current footprint (subject to the relevant permissions) if you so wish, without compromising the space on offer. It is currently laid to lawn with an evergreen hedge in the middle. Beyond is a further section of the rear garden, laid to gravel for ease of maintenance. A courtesy door provides access to a workshop at the rear of the garage, while a secure gate provides access to the driveway, providing off-street parking for two vehicles. The front is laid mainly to lawn, bordered by planted beds containing a variety of shrubs and flowers.

Wemberham Crescent can be found only a short distance from Yatton's mainline railway station, as well as offering an easy level approach to the shops in the village centre and Yatton Primary School. Secondary schools are within easy reach at Backwell and Churchill.



Three bedroom home, offering superb access to Yatton's mainline railway station



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 2000 Mbps and the highest available upload speed 2000 Mbps.

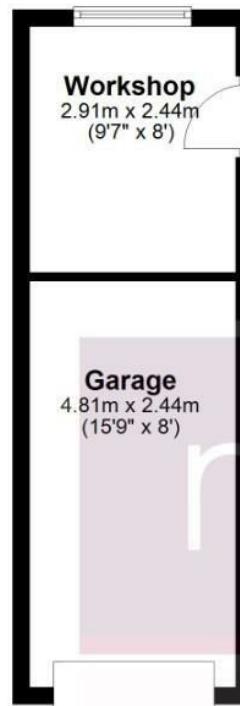
This information is sourced via checker.ofcom.org.uk, we advise you make your own enquiries.

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 knowledge.

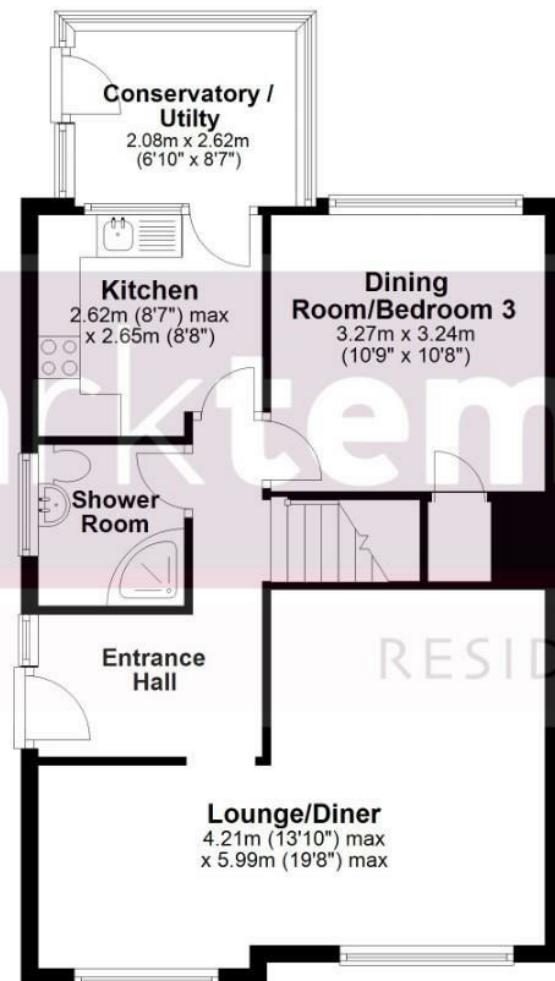
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Garage
Approx. 0.0 sq. metres (0.0 sq. feet)



Ground Floor
Approx. 58.2 sq. metres (626.3 sq. feet)



First Floor
Approx. 37.6 sq. metres (404.6 sq. feet)



Total area: approx. 95.8 sq. metres (1030.9 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.