Moor View North End Road Yatton BS49 4AS

£495,000

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RESIDENTIAL SALES

Property Type
House - Detached

How Big
2143.20 sq ft

Bedrooms
4

Reception Rooms
3

Bathrooms
2

Warmth
Gas central heating

Parking
Off street & garage

Outside
Front & rear

EPC Rating
C

Council Tax Band
D

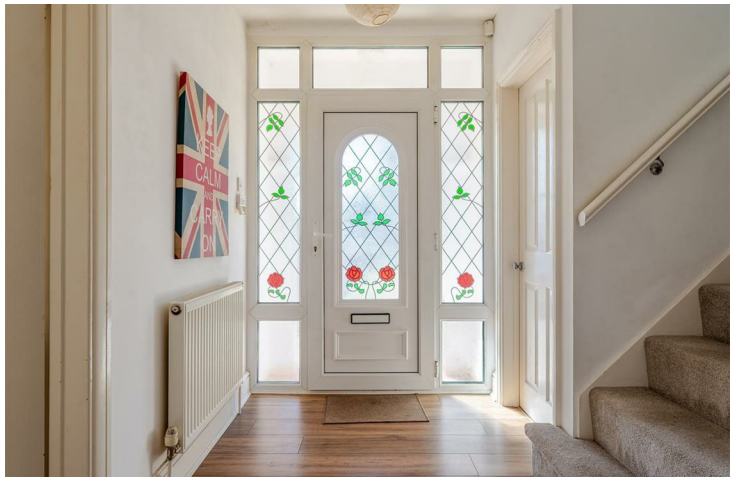
Construction
Traditional

Tenure
Freehold

Substantial detached family home extending to over 2,100 sq ft of accommodation, offered to the market with no onward chain and enjoying a convenient position within Yatton's North End - Moor View is an impressive four bedroom detached residence offering exceptionally generous room proportions throughout and a layout perfectly suited to modern family life. The accommodation is accessed via a welcoming entrance hall providing access to the principal ground floor rooms. To the front of the property, a comfortable sitting room offers an excellent space to relax and unwind, while a further lounge provides additional flexibility for families seeking separate living areas. The real centrepiece of the home is the substantial open-plan kitchen, dining family room positioned to the west wing, creating a wonderfully sociable environment ideal for everyday living and entertaining alike. The kitchen is fitted with a comprehensive range of wall and base cabinets with work surfaces over, while the generous dining and family areas provide an abundance of space for gathering with family and friends. A useful utility room sits conveniently alongside, helping to keep everyday household tasks separate from the main living accommodation, while a cloakroom WC completes the ground floor. To the first floor, the spacious landing leads to four well proportioned bedrooms, all enjoying excellent proportions and natural light. The principal bedroom is a particularly impressive room and also benefits from a sizeable en-suite bathroom. The remaining bedrooms provide excellent accommodation for growing families, guests or those working from home and are served by a well-appointed family bathroom.

Outside, the property continues to impress with excellent parking and garaging facilities. A substantial double garage provides secure parking, storage or workshop potential, while the driveway offers off-street parking for numerous vehicles. The frontage provides a pleasant approach to the house and ample space for family and visitor parking, with the additional benefit of a private lawn, ideal for both keen gardeners and families wanting to enjoy the outdoors.

North End Road remains one of Yatton's most convenient and well-established residential locations, providing easy access to the village's extensive range of amenities. Yatton offers a broad selection of shops, cafés, public houses, a supermarket, pharmacy, doctors' surgery and highly regarded primary schooling, while the village is perhaps best known for its mainline railway station providing direct services to Bristol, Bath and London Paddington. The nearby Strawberry Line offers excellent opportunities for walking and cycling, while the surrounding North Somerset countryside provides an abundance of outdoor pursuits. Clevedon, Congresbury and Weston-super-Mare are all within easy reach, together with excellent road links via the A370 and M5 motorway network. Offered with the benefit of no onward chain, Moor View represents a rare opportunity to acquire a substantial detached home with over 2,100 sq ft of accommodation, four double bedrooms, excellent parking and highly flexible living space in a sought-after Yatton setting.



Versatile home offering substantial accommodation within Yatton's North End

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

This information has been provided by the sellers and is correct to the best of our knowledge

UTILITES
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. We advise all interested parties to also make their own enquires via checker.ofcom.org.uk.

If an information source is not named, then it has been provided by the either ther sellers of the property and is accurate to the best of their knowledge or OnTheMarket, powered by Sprift. Spirfts data parnters include Royal Mail, Ofcom, Enviroment Agency, Land Registry, Valuation Office Agency, Office for National Statstics, Ordnance Survey and History England.

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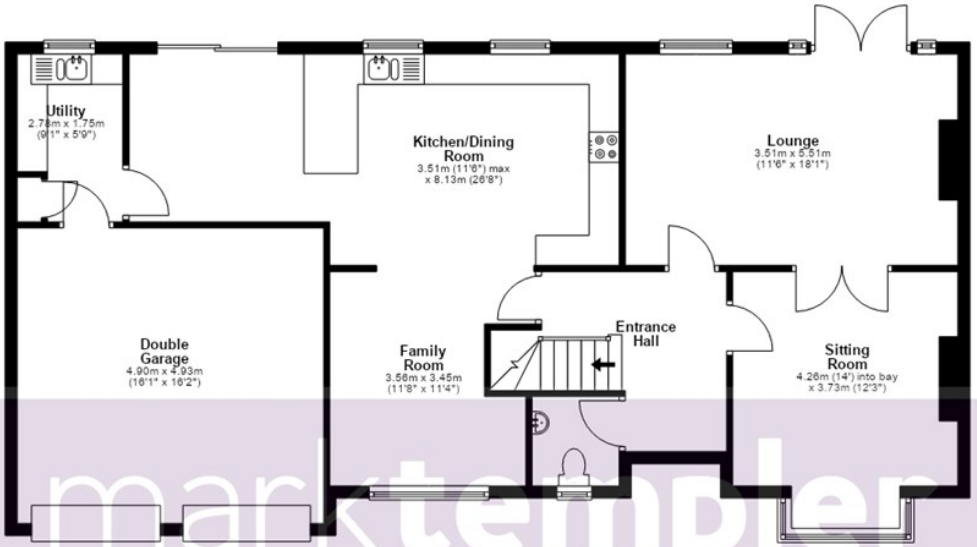
Ground Floor

Approx. 113.7 sq. metres (1224.2 sq. feet)



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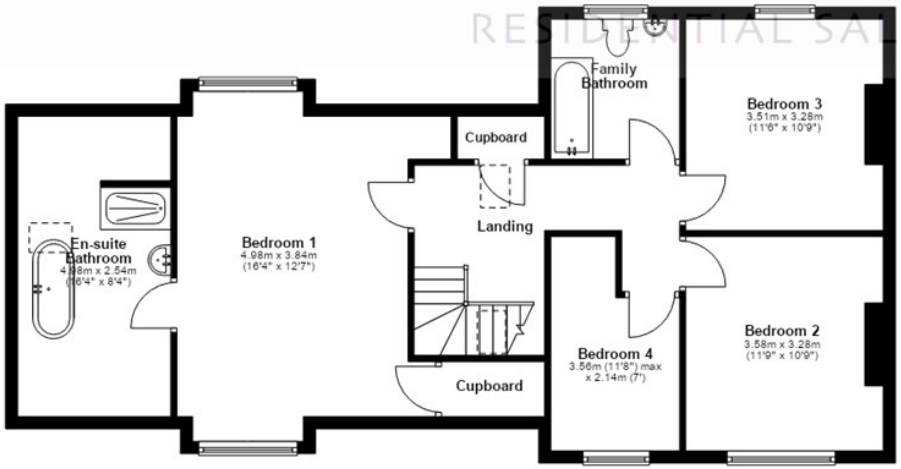
First Floor

Approx. 85.4 sq. metres (919.0 sq. feet)



Total area: approx. 199.1 sq. metres (2143.2 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 applicances shown have not been tested and no guarantee as to their operability or efficency can be given. Plan produced using PlanUp.

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