

1 Elborough Avenue Yatton BS49 4DT

£265,000

marktempler

RESIDENTIAL SALES





Property Type

House - End Terrace



How Big

859.50 sq ft



Bedrooms

3



Reception Rooms

2



Bathrooms

1



Warmth

Gas central heating



Parking

On street



Outside

Front & rear



EPC Rating

D



Council Tax Band

C



Construction

Traditional



Tenure

Freehold

A wonderful opportunity to acquire a charming three-bedroom period home that occupies a convenient position in the heart of Yatton village, and offered for sale with the significant advantage of no onward chain. 1 Elborough Avenue is rich in character and traditional appeal, offering well-balanced accommodation arranged over two floors, perfectly suited to those seeking a home that blends period features with comfortable everyday living. Offering great value for money, this fantastic home is sure to appeal to a wide range of buyers looking to impart their taste and personality in a home to be cherished for years to come. Stepping inside, an entrance porch opens through to a delightful bay fronted sitting room, a beautifully light and inviting space where the elegant bay window draws in an abundance of natural light and creates a warm atmosphere throughout the day. Ideal for both cosy evenings and entertaining family and friends. This lovely reception room sets the tone for the accommodation beyond. To the rear of the property, the spacious kitchen breakfast room forms the heart of the home, providing ample space for cooking, dining and gathering together whilst offering a practical and sociable setting for modern lifestyles. An inner hallway leads through to the family bathroom, whilst a useful rear lobby provides access to the garden, and is a handy place to store coats and shoes. The first floor hosts three well-proportioned bedrooms, including a generous principal bedroom, a comfortable second double bedroom and a versatile third bedroom which could equally serve as a nursery, dressing room or home office. Full of charm and offering exciting potential for a new owner to personalise over time, this delightful home presents an increasingly rare opportunity within the village centre.

Enjoying a wonderfully mature and established feel, the rear garden offers a private and inviting outdoor retreat, beautifully framed by an abundance of well-established shrubs, flowering plants and ornamental planting. A central area of artificial lawn provides an attractive and low-maintenance space, while the surrounding borders create a delightful tapestry of colour, texture and seasonal interest. To the rear, a raised timber decked terrace provides the perfect setting for outdoor dining, entertaining or simply enjoying the peaceful surroundings. A greenhouse and mature specimen tree further enhance the garden's appeal, making it ideal for gardening enthusiasts. The garden also benefits from a useful storeroom and a secure side access gate, providing practical storage and convenient access. Enclosed by fencing and established vegetation, the garden enjoys a good degree of privacy and a wonderfully tranquil atmosphere.

Elborough Avenue is only a short walk to all the amenities Yatton has to offer, including a supermarket, post office, pharmacy, library, the highly popular village school, hairdressers, and bakers, as well as being on a level walk to the main line railway station offering direct links to Bristol, Bath, London, and the West Country.



Period home offering three bedrooms, ideally situated centrally within the village of 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.



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 1800 Mbps and the highest available upload speed 1000 Mbps. We advise all interested parties to also make their own enquiries via checker.ofcom.org.uk.

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, or OnTheMarket, powered by Sprift. Sprifts data partners include Royal Mail, Ofcom, Environment Agency, Land Registry, Valuation Office Agency, Office for National Statistics, Ordnance Survey and Historic England.



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Ground Floor

Approx. 43.5 sq. metres (468.5 sq. feet)



First Floor

Approx. 36.3 sq. metres (391.0 sq. feet)



Total area: approx. 79.9 sq. metres (859.5 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.