

14 Redworthy Place Yatton BS49 4GR

£375,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
Detached house



HOW BIG  
944.90 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
2



BATHROOMS  
2



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off street and garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
B



COUNCIL TAX BAND  
New Build

An exceptional opportunity to secure a brand-new, energy-efficient detached home with countryside views, nestled on the fringes of this highly popular Yatton development. Built to the well-regarded Sherwood design, 14 Redworthy Place combines modern comfort, thoughtful layout and stylish design across two floors. Whether you're looking for your first family home, downsizing without compromise, or simply seeking the security of a 10-year new homes warranty, this home delivers all the benefits of a new build with the lifestyle of an established village location. Step through the front door into a welcoming entrance hall that immediately sets the tone for this beautifully finished home. To the front, a well-proportioned sitting room offers a peaceful retreat for quiet evenings or lively gatherings. To the rear, a stunning open-plan kitchen dining room spans the full width of the property, fitted with contemporary cabinetry and French doors that invite the outside in - perfect for summer entertaining. A handy utility room adds practicality without compromising style and a downstairs cloakroom WC completes the ground floor. Upstairs, three comfortable bedrooms offer versatile accommodation for families, professionals or guests. The principal bedroom enjoys the luxury of its own en-suite shower room and fitted storage, while a sleek family bathroom serves bedrooms two and three.

Outside, the rear garden is a private sanctuary - enclosed, laid to lawn and backing directly onto open countryside for an uninterrupted, green outlook. This tranquil space offers the perfect blank canvas for gardeners, families or those who simply want to sit out and soak up the view. The property is tucked away on a quiet residential road within the Redworthy Orchard development and includes off-street parking and a single garage, providing space for vehicles, bikes or even a workshop.

Redworthy Orchard enjoys a superb location on the rural fringe of Yatton, with countryside on your doorstep and all the convenience of village life within easy reach. Yatton offers a warm, welcoming community with a range of amenities, including local shops, highly regarded schools and a post office. For commuters, it's hard to beat: Yatton station provides direct links to Bristol, Weston-super-Mare and London Paddington, while the A370 and M5 are easily accessible by car. Weekend escapes are equally tempting, with the Strawberry Line footpath, Cadbury Hill nature reserve and North Somerset's stunning coastline just a short journey away. For those seeking contemporary living in a countryside setting - with all the essentials close at hand.







## Brand new home on the fringes 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.



## Up your street...

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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



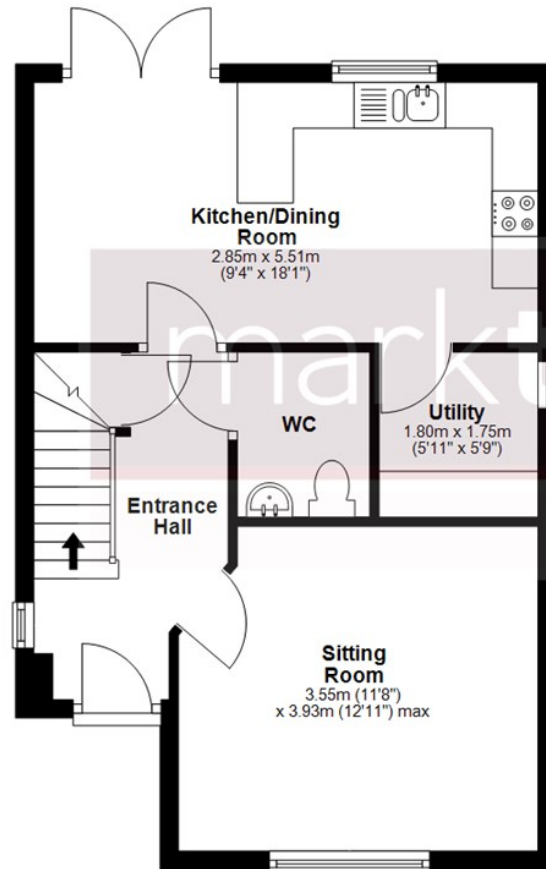
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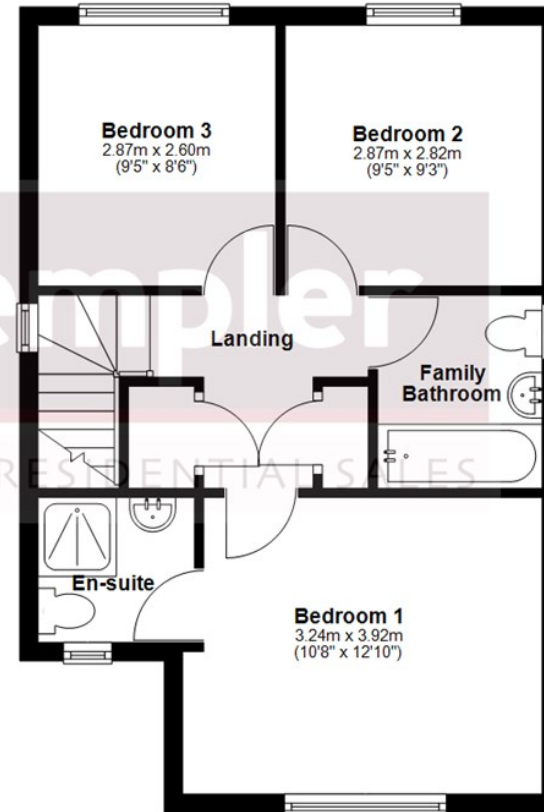
### Ground Floor

Approx. 43.8 sq. metres (471.1 sq. feet)



### First Floor

Approx. 44.0 sq. metres (473.8 sq. feet)



Total area: approx. 87.8 sq. metres (944.9 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.