

15 Rectory Drive Yatton BS49 4HF

£285,000

marktempler

RESIDENTIAL SALES





	PROPERTY TYPE		HOW BIG
End of terrace house	887.40 sq ft		
	BEDROOMS		RECEPTION ROOMS
3		2	
	BATHROOMS		WARMTH
1		uPVC double glazing and gas fired central heating	
	PARKING		OUTSIDE SPACE
Garage		Front and rear	
	EPC RATING		COUNCIL TAX BAND
C		B	

Three-bedroom family home in a quiet cul-de-sac, in the village of Yatton. 15 Rectory Drive is nestled in a quiet cul-de-sac and is just a short walk from Yatton's High Street, offering easy access to local amenities. Perfect for first-time buyers or young families, the home provides generous living space and occupies a corner plot, offering the potential for extension (subject to the relevant permissions). Inside, the accommodation is light and airy throughout, arranged traditionally over two floors. The ground floor features a welcoming sitting room to the front, a cosy retreat bathed in natural light, perfect for relaxing evenings or quiet mornings. To the rear, a kitchen diner spans the full width of the property and opens onto the garden via patio doors, making it the ideal place to entertain and enjoy modern living. Upstairs, you'll find three bedrooms and a family bathroom, two bedrooms being good-sized doubles and offering built-in storage.

Outside, the rear garden is mainly laid to patio, offering a space to get creative and make an outside space that suits your needs and personality. A gate provides handy access to the rear, and a courtesy door provides convenient access to an oversize garage. The garden wraps around the side of the property, thanks to the corner plot, and leads to the front, where you have additional space laid to lawn that is bordered on one side by evergreen hedges and trees. The outside space on offer is ideal for families with children who need to burn off excess energy, along with buyers who are looking for a property that they can extend to create a home specific to their needs.

Rectory Drive is a secluded cul-de-sac in central Yatton, giving you ideal access to the wide array of shops, post office, library, and other amenities. Also, just a short walk from the village primary school and within the catchment of the highly regarded Backwell Academy. It is rare to find a property offering as much living space at this price, making this property fantastic value for money.



## Three bedroom family home, situated in a quiet cul-de-sac in 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.

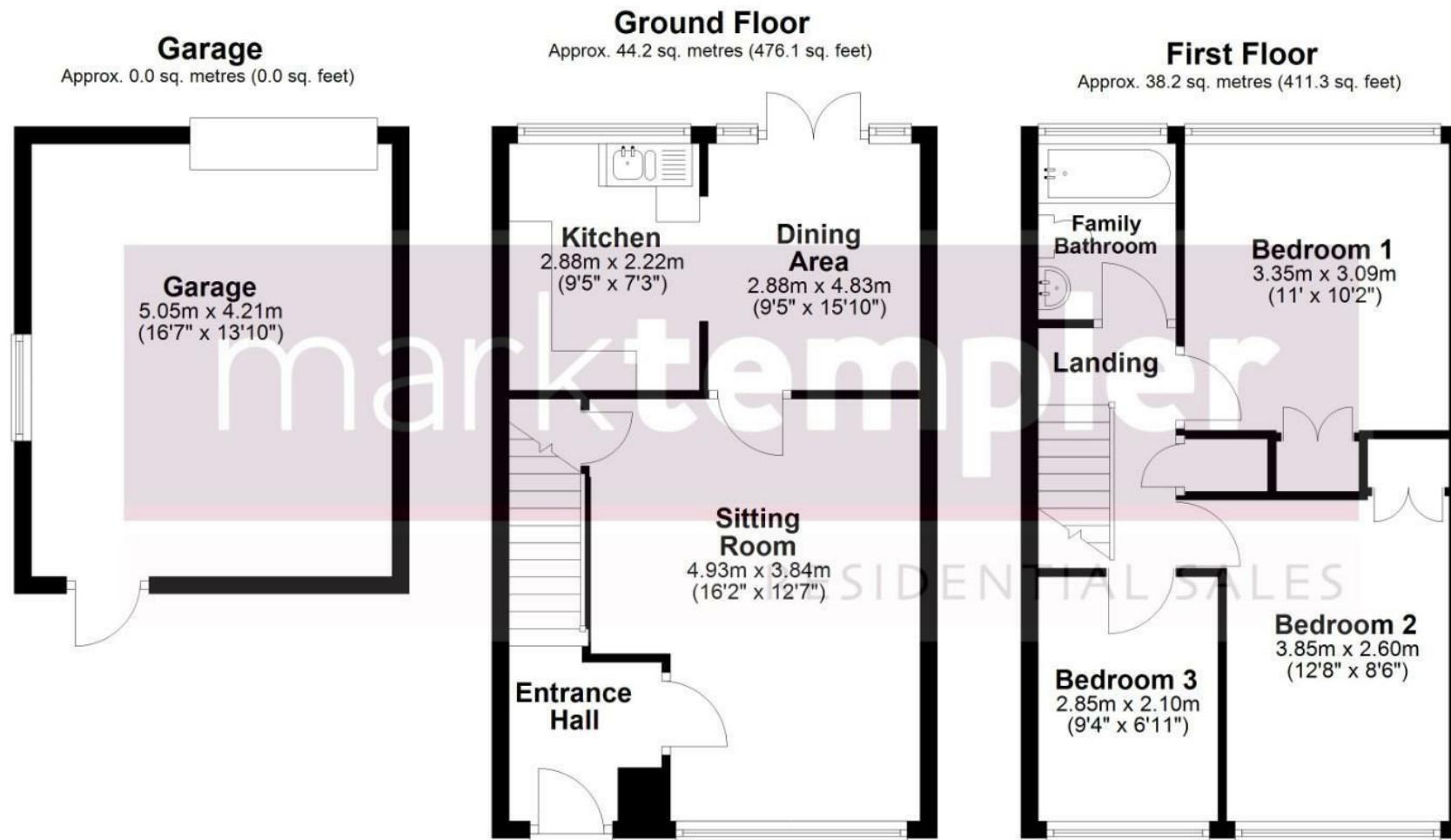


Up your street...

- Glorious countryside walks across Cadbury Hill and the Strawberry Line
- Level access to Yatton's village center
- Yatton's sought after primary schools
- Cadbury House leisure club with celebrity chef restaurant
- St Marys village church
- Yatton's mainline railway station

For the latest properties and local news follow  
marktempler residential sales, Yatton on:





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.