

5 Grace Close Yatton BS49 4DL

£359,950

marktempler

RESIDENTIAL SALES





**Property Type**

House - Semi-Detached



**How Big**

1046.40 sq ft



**Bedrooms**

3



**Reception Rooms**

3



**Bathrooms**

1



**Warmth**

Gas central heating



**Parking**

Off street & garage



**Outside**

Front & rear



**EPC Rating**

C



**Council Tax Band**

D



**Construction**

Traditional



**Tenure**

Freehold

Extended three bedroom family home with flexible accommodation, offered to the market with no onward chain – 5 Grace Close is a spacious and well arranged semi-detached home, ideally suited to family life and those seeking a practical village position within Yatton. The accommodation is accessed via an entrance porch, opening into a particularly generous sitting room, a comfortable everyday living space with plenty of room for relaxed seating and family use. To the rear, the kitchen breakfast room provides a sociable heart to the home, fitted with a range of wall and base cabinets with work surface over and space for dining. The layout has been further enhanced by a rear extension, currently arranged as an additional reception room, creating excellent flexibility as a dining room, snug, playroom, home office or ground floor bedroom if required. A useful utility WC sits alongside this space and was previously arranged as a fully functioning wet room, offering clear potential for those looking for ground floor facilities or single level living options. To the first floor, the landing leads to three bedrooms, with the principal bedroom benefitting from fitted wardrobe storage. The remaining bedrooms are served by a modern family bathroom, fitted with a well appointed four piece suite comprising bath, separate corner shower with folding glass screen, wash hand basin and WC.

Outside, the property enjoys a pleasantly enclosed rear garden designed with ease of maintenance in mind. Laid predominantly to artificial lawn, the garden provides a practical outdoor space for children, pets or summer seating, without requiring too much upkeep. To the front, the property is approached over a block paved driveway, creating off street parking for numerous vehicles. A garage provides further storage or workshop space, adding to the everyday practicality of the home. The combination of driveway parking, garage facilities and a manageable rear garden makes 5 Grace Close a user-friendly property with plenty of appeal for families, downsizers or buyers looking for a home they can move into and enjoy.

Grace Close is a popular residential cul-de-sac within Yatton, well placed for access to the village amenities and transport links. Yatton offers a wide range of everyday facilities including shops, cafes, a supermarket, pharmacy, doctors' surgery, public houses and primary schooling, along with a mainline railway station providing regular services towards Bristol, Bath and London Paddington. The village is surrounded by attractive North Somerset countryside, with the Strawberry Line nearby offering walking and cycling routes, while Clevedon, Congresbury and Weston-super-Mare are all within easy reach. For those travelling further afield, the A370 and M5 motorway network provide convenient road connections. Offered with no onward chain, 5 Grace Close represents a fantastic opportunity to acquire a spacious and adaptable family home in a well regarded Yatton location.







## Extended family home ideally situated within Yatton village



### 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.

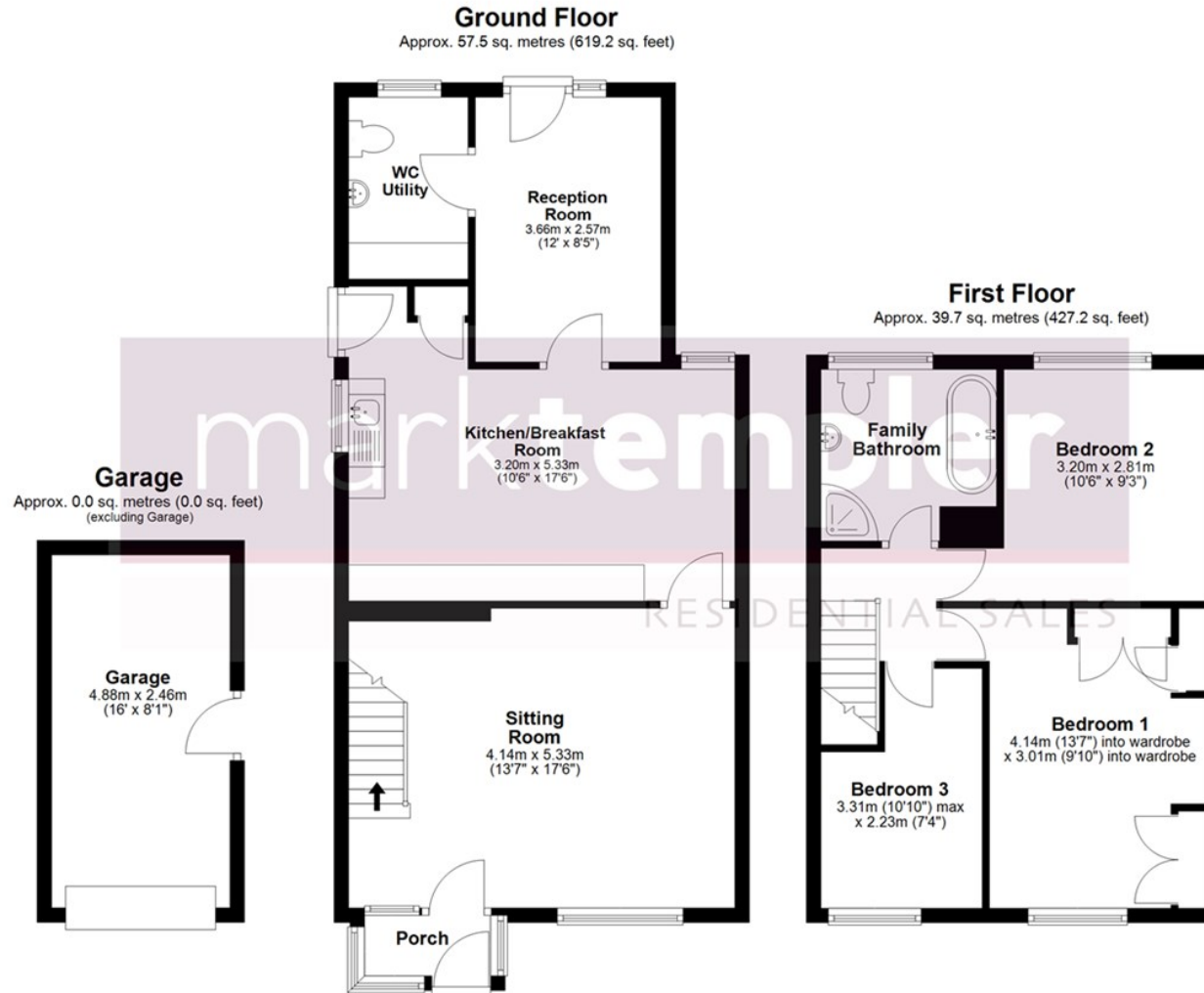
This information is sourced via checker.ofcom.org.uk, we advise you make your own enquiries.

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 their knowledge.



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Total area: approx. 97.2 sq. metres (1046.4 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.