

92 Wemberham Lane Yatton BS49 4BP

Offers In Excess Of

£255,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
End terrace house



HOW BIG
1119.70 sq ft



BEDROOMS
3



RECEPTION ROOMS
3



BATHROOMS
1



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street



OUTSIDE SPACE
Front and rear



EPC RATING
C



COUNCIL TAX BAND
D



Spacious three bedroom cottage with beautiful views over Yatton's countryside and no onward chain.

Enjoying a delightful position on the edge of Yatton with far-reaching views across open countryside, Yew Tree Cottage is a delightful three bedroom end of terrace cottage. The well appointed accommodation has been lovingly modernised by the current owners with a tasteful blend of modern styling whilst sympathetically retaining a cottage feel. The ground floor benefits from spacious dimensions with a well equipped modern 'cottage style' kitchen with wall and base cabinets and an Oak worksurface over. Three reception rooms create versatility with a private sitting room featuring an open fire with stone surround and tiled hearth, the ideal environment to relax on an evening. The separate dining area enjoys French doors opening to the private garden, connecting the outdoors to internal accommodation plus an additional reception room, ideal space for a home office, snug, or playroom. The ground floor is completed by the utility/WC. Upstairs, boasts three bedrooms served by a smartly presented bathroom featuring a modern three-piece suite, including a 'P'-shaped bath with an independent, remote-controlled shower.

The south-westerly facing garden is fully enclosed and enjoys excellent privacy, making it an ideal space for both relaxing and entertaining. The garden is laid to lawn, patio and stone chippings and benefits from a sunny aspect throughout the afternoon and evening. Views to the front look out across Yatton's surrounding countryside, offering a wonderful sense of space and setting. The front is enclosed by a dwarf wall with gated off street parking to side.

Ideally situated on Wemberham Lane, within a short walk of Yatton's mainline railway station, connecting to both London and the West Country. Locally, you have a range of amenities that include the highly regarded village school, village shops, cafes and much more.







Spacious cottage with rural views 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...

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



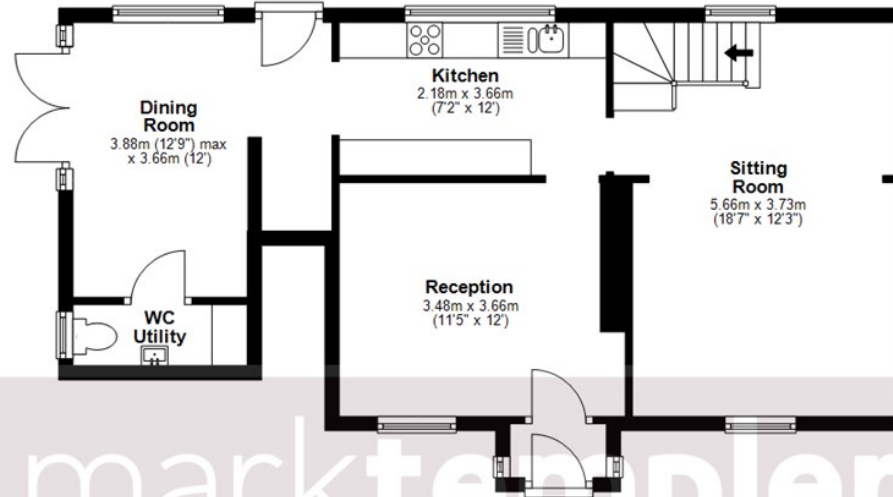
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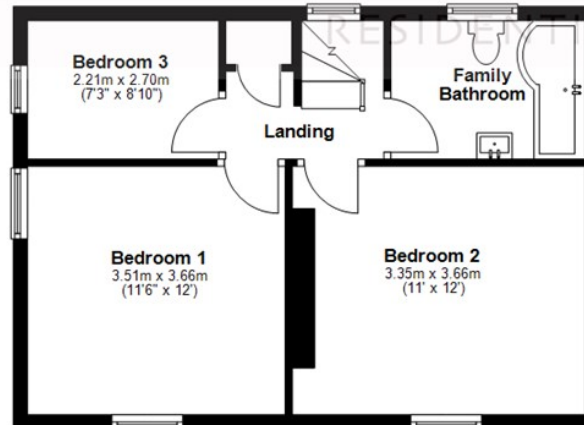
Ground Floor

Approx. 61.3 sq. metres (659.3 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.5 sq. feet)



Total area: approx. 104.0 sq. metres (1119.7 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.