

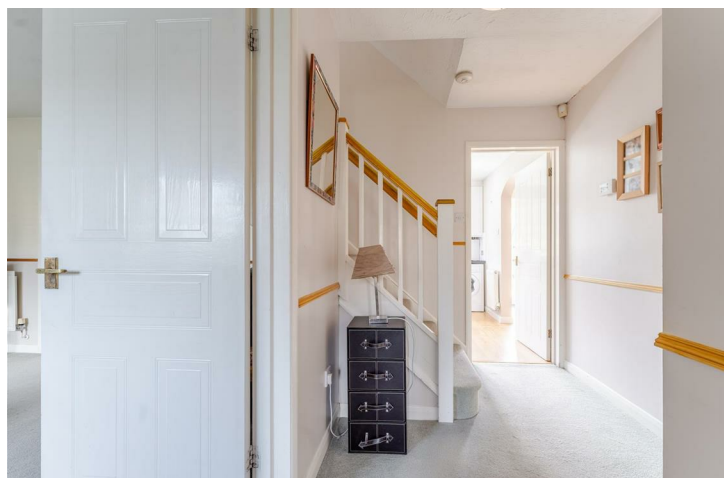
18 Meadowland Yatton BS49 4JB

£425,000

marktempler

RESIDENTIAL SALES





Property Type

House - Detached



How Big

1243.30 sq ft



Bedrooms

4



Reception Rooms

3



Bathrooms

1



Warmth

Gas central heating



Parking

Off street & garage



Outside

Front & rear



EPC Rating



Council Tax Band

E



Construction

Traditional



Tenure

Freehold

A beautifully presented detached family home, offering thoughtfully extended ground floor accommodation, creating a wonderfully versatile and welcoming living environment ideally suited to modern family life in the North End of Yatton. 18 Meadowland is offered to the market with no onward chain, and also presents exciting scope for further enlargement, subject to the necessary planning consents, allowing future owners to enhance and personalise the accommodation to their own requirements. The property is approached via a bright and inviting entrance hall, complete with cloakroom, leading through to a generous sitting room which enjoys a pleasant outlook to the front. In addition, there is a further reception room providing flexibility for a variety of uses, whether as a formal dining room, playroom or home office. The kitchen is well appointed and flows seamlessly into the extended dining area to the rear, forming a superb social space with direct access onto the garden, perfect for both everyday living and entertaining. To the first floor, the property continues to impress with four well-proportioned bedrooms, including a principal bedroom benefitting from en-suite facilities and also complemented by a family bathroom serving the remaining rooms.

The rear garden is a pleasant and well-established space, enjoying a wonderful feel of openness, ideal for both relaxation and family use. Immediately to the rear of the property is a paved patio terrace, providing the ideal spot to entertain, with the remainder of the garden laid predominantly to lawn. The garden is interspersed with a variety of mature shrubs and established borders, together with a central trellis feature which adds structure and creates a natural focal point. A combination of timber fencing and established planting provides secure boundaries and a good degree of privacy, while the overall layout offers ample opportunity for further enhancement or landscaping to suit individual preferences, resulting in a well-balanced and attractive outdoor environment. The front garden is neatly arranged and contributes to an attractive first impression, combining practicality with a pleasant outlook. A driveway provides off-street parking and leads to the garage, while a section of level lawn sits alongside, bordered by well-established hedging which creates a sense of definition and greenery. A paved pathway leads to the front entrance, complemented by mature shrubs and planting that soften the frontage and add a welcome touch of colour and interest. The overall approach is both tidy and functional, offering a balanced mix of parking and garden space within a well-maintained and appealing setting

Meadowland is a peaceful area that is only a short walk from the village precinct and amenities, including the village railway station connecting to both London and the West Country. The local primary school is only a short walk away and the highly popular secondary school can be found in the nearby village of Backwell.







A wonderful detached family home in a quiet residential part of 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.



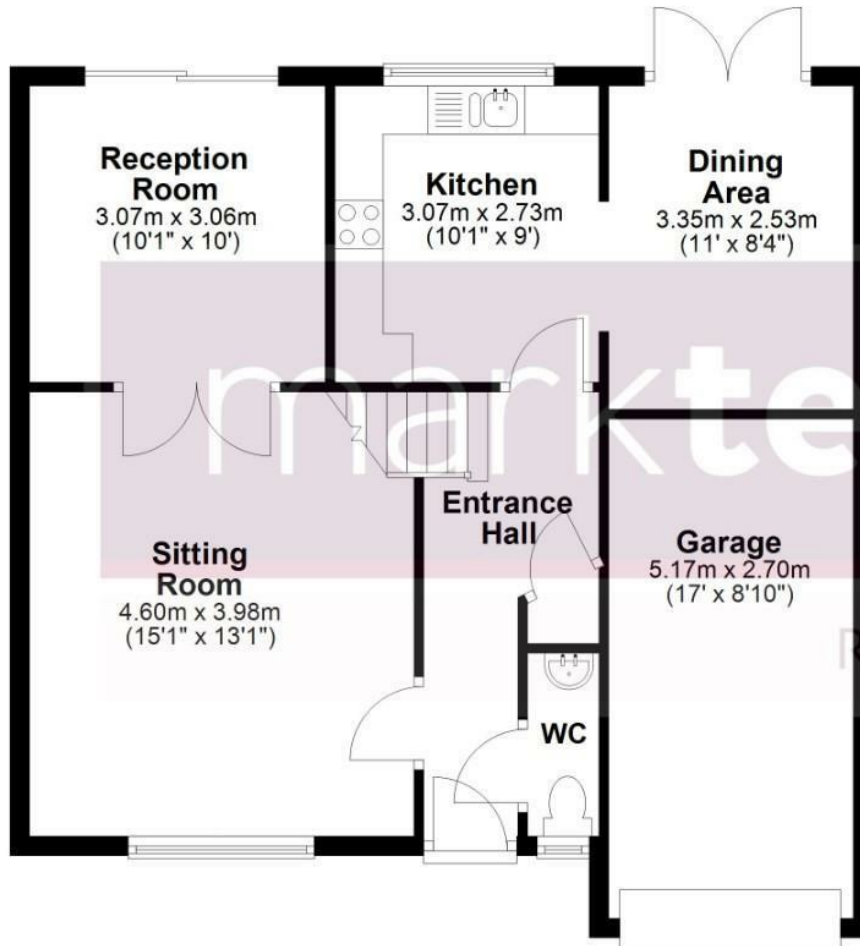
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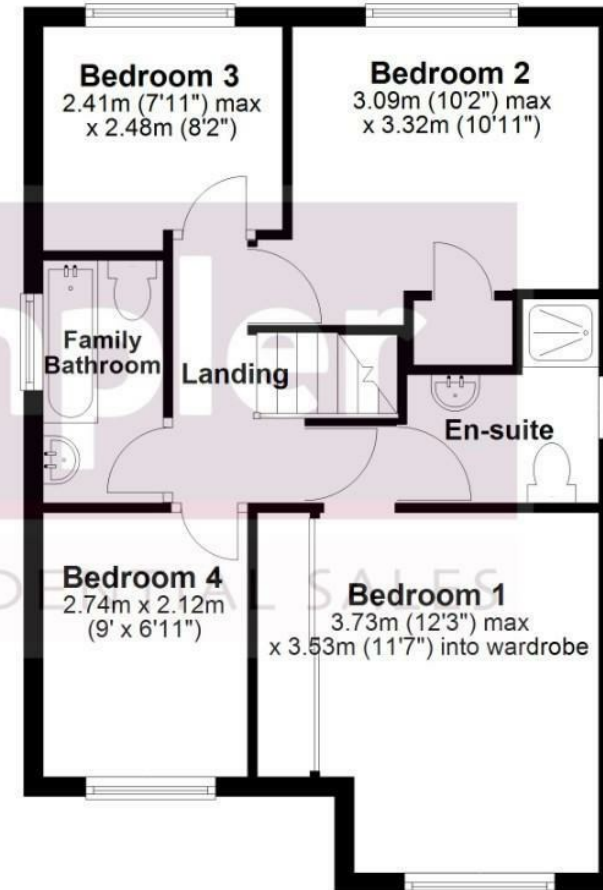
Ground Floor

Approx. 68.4 sq. metres (735.7 sq. feet)



First Floor

Approx. 47.2 sq. metres (507.6 sq. feet)



Total area: approx. 115.5 sq. metres (1243.3 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.