

79 Moorhen Road Yatton BS49 4FU

£385,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Semi-detached house



HOW BIG
1121.70 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
Rear



EPC RATING
B



COUNCIL TAX BAND
D

Constructed by Bloor Homes in 2019 and forming part of the highly desirable Chestnut Park development, 79 Moorhen Road is a beautifully presented, three double bedroom semi detached townhouse offering stylish and versatile living and arranged over three floors. The property welcomes you into a bright and inviting entrance hall that gives access to a comfortable sitting room positioned at the front of the home, an ideal retreat for relaxing or entertaining guests. To the rear, the modern open plan kitchen dining room forms the heart of the property, perfectly designed for social family living and entertaining alike. The contemporary kitchen features sleek cabinets and integrated appliances, with ample space for a dining table, while French doors open directly onto the rear garden, filling the room with natural light and creating a seamless indoor-outdoor flow. A separate utility area and downstairs cloakroom WC complete the ground floor accommodation, adding further practicality to this modern family home. On the first floor, you have two well-proportioned double bedrooms along with the four-piece family bathroom, while the principal suite is located on the second floor, providing a dressing area, built-in wardrobes and en-suite shower room.

Outside, the property benefits from a private, enclosed rear garden enjoying a sunny south westerly aspect, perfect for making the most of long summer evenings. The space is mainly laid to lawn with a paved patio area immediately adjoining the house, providing the ideal setting for outdoor dining or relaxing with family and friends. To the side of the property there is a private driveway providing off street parking for two/three vehicles, which leads to a oversized single garage offering secure parking or additional storage space. The combination of driveway and garage ensures ample parking provision, a sought-after advantage within this popular modern development.

Moorhen Road forms part of the attractive Chestnut Park development, a well-regarded location within the vibrant North Somerset village of Yatton. The development enjoys a peaceful, family friendly environment with a variety of green spaces, play areas, and easy access to open countryside. Yatton itself provides a comprehensive range of local amenities including shops, cafés, and well-regarded schools. For commuters, Yatton's mailine railway station offers regular direct services to Bristol, Bath, and London Paddington, while the A370 and M5 motorway are easily accessible for travel throughout the region. The surrounding area also boasts a wealth of leisure opportunities with countryside walks, nearby coastal paths, and access to the Mendip Hills Area of Outstanding Natural Beauty.

79 Moorhen Road represents a fantastic opportunity to acquire a modern, energy-efficient home in one of Yatton's most sought-after developments, ideal for families and professionals alike.







Modern family home offering three double bedrooms, situated within the popular Chestnut Park, 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 and amenities

Yatton Infant and Junior School and Chestnut Primary School

Cadbury House Leisure Club and Hotel with celebrity chef restaurant

St Mary's village church

Yatton's mainline railway station



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Total area: approx. 104.2 sq. metres (1121.7 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.