

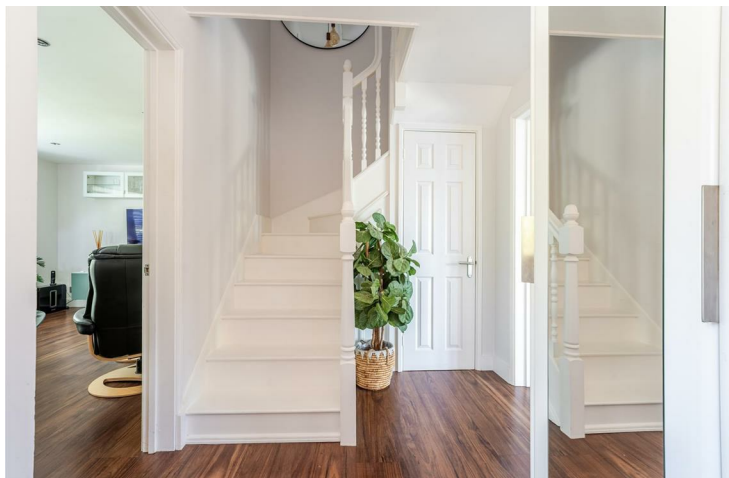
16 Moorside Yatton BS49 4RL

£495,000

marktemppler

RESIDENTIAL SALES





**Property Type**

House - Detached



**How Big**

1241.00 sq ft



**Bedrooms**

4



**Reception Rooms**

2



**Bathrooms**

2



**Warmth**

Gas central heating



**Parking**

Off street & garage



**Outside**

Front & Rear



**EPC Rating**

C



**Council Tax Band**

E



**Construction**

Traditional



**Tenure**

Freehold

Immaculately presented modern family home, ideally situated within a small cul de sac on the ever popular Bryant Homes development, Moorside - 16 Moorside offers stylish, well balanced accommodation that has been thoughtfully modernised throughout and is perfectly suited to modern family life. This welcoming, bright and airy accommodation is accessed through the entrance hall leading to all principal rooms. The entrance hall is well appointed with a range of fitted cupboards, ideal for keeping day to day clutter neatly out of sight. To the front, a lovely bay fronted sitting room provides a calm and comfortable retreat, a private space in which to relax and unwind. To the rear, the property opens up into a superb kitchen dining room, stretching across the width of the home, undoubtedly the heart of the home and a room designed with both family living and entertaining in mind. The kitchen is fitted with a comprehensive range of wall, base and full height cabinets with work surfaces over, a breakfast bar and a quality selection of integrated Miele appliances, including an induction hob, raised stainless steel oven and dishwasher. French doors from the dining area open directly to the rear garden, helping the house connect beautifully with the outside space. An open link from the kitchen leads into a practical utility area with matching cabinetry, space and plumbing for laundry appliances and a door to the side access, while a cloakroom WC and understairs storage complete the ground floor. Upstairs, the landing gives access to four bedrooms, with the principal bedroom enjoying fitted wardrobes and a well appointed en-suite shower room finished with a smart modern three piece suite including walk in double shower. Bedrooms two, three and four are served by an equally impressive family bathroom, again recently refitted and comprising a contemporary white suite with vanity storage, low level WC and a P-shaped bath with rainfall shower over and folding glass screen. Altogether, this is a house that combines a highly regarded design with an exceptional standard of presentation throughout.

Outside, the property is set back attractively from the road and enjoys a pretty frontage with a blossoming tree and neatly arranged box hedging, creating an appealing first impression. The rear garden is enclosed and designed to be both attractive and easy to enjoy, being laid principally to lawn with an Indian sandstone patio that provides an ideal spot for outdoor dining and entertaining during the warmer months, all softened by an arrangement of shrubs and established planting. Side access from the utility adds everyday practicality, particularly for busy households, dog owners or keen gardeners. Driveway parking is provided for two vehicles in addition to the garage, and the attached garage itself is fitted with an electrically operated roller door, power and a further door opening to the rear garden, making it equally useful for secure parking, storage or workshop space.

Moorside is nicely tucked away cul de sac in Yatton, a village that continues to prove especially popular with families and commuters alike thanks to its excellent everyday convenience and strong transport links. The village offers a broad range of amenities, while Yatton railway station provides mainline services and remains a significant draw for those needing access to Bristol and beyond. Families are also drawn to the area by the availability of local schooling, with admissions administered through North Somerset and the Lighthouse Schools Partnership. More broadly, Yatton combines a strong sense of community with easy access to the surrounding countryside and nearby centres, giving it a balance that is increasingly hard to find. In short, 16 Moorside is an outstanding example of a modernised village family home, occupying a peaceful cul de sac setting in one of North Somerset's most consistently requested locations.







## Immaculately presented home in quiet cul de sac location in 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.



## About this property

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**TENURE**  
Freehold

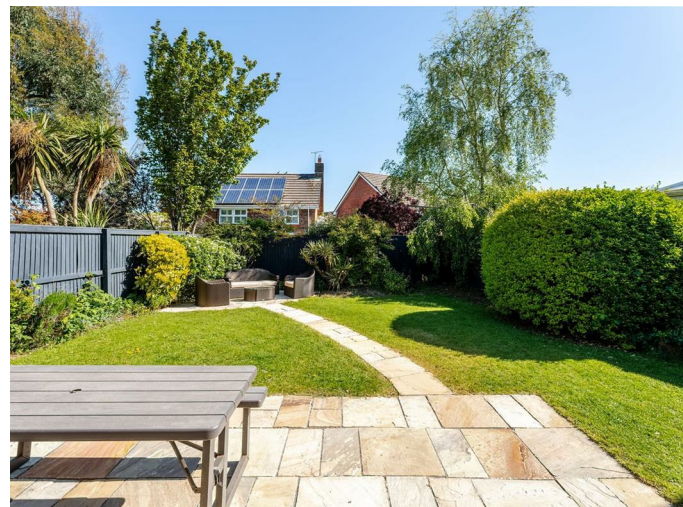
**UTILITIES**  
Mains electric  
Mains gas  
Mains water  
Mains drainage

**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](http://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.



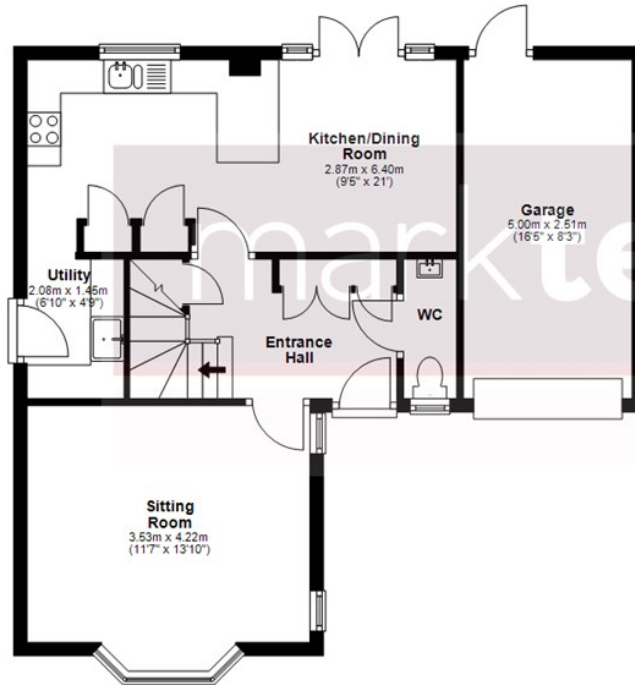
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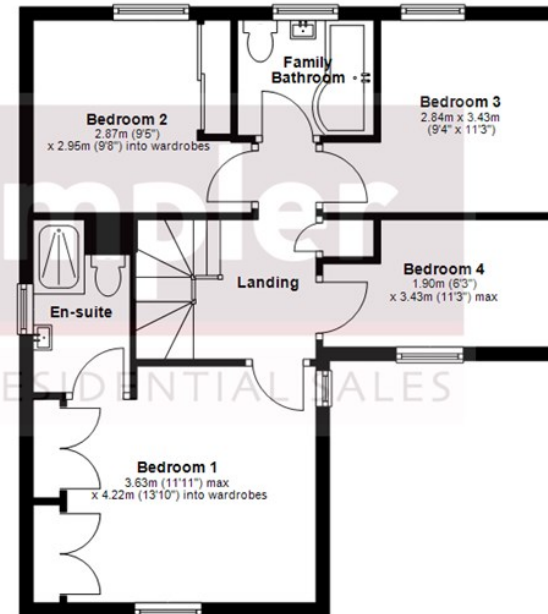
### Ground Floor

Approx. 61.0 sq. metres (656.4 sq. feet)



### First Floor

Approx. 54.3 sq. metres (584.7 sq. feet)



**Total area: approx. 115.3 sq. metres (1241.0 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.