

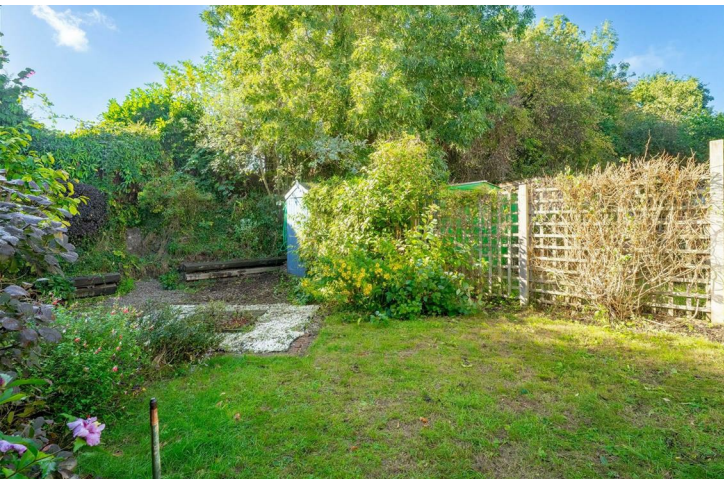
12 Briar Mead Yatton BS49 4RE

£265,000

marktempler

RESIDENTIAL SALES





Property Type

House - End Terrace



How Big

700.60 sq ft



Bedrooms

2



Reception Rooms

1



Bathrooms

1



Warmth

Gas central heating



Parking

Off street



Outside

Front & rear



EPC Rating

C



Council Tax Band

B



Construction

Traditional



Tenure

Freehold

Well-presented two bedroom end of terrace home, offered to the market with no onward chain and occupying a larger than average corner plot within Yatton's popular North End – 12 Briar Mead is a bright and well-maintained home, ideally suited to first-time buyers, downsizers or investors seeking a property close to village amenities and excellent transport links. The accommodation is arranged over two floors, with the ground floor accessed via a welcoming entrance hall. To the front of the property, the kitchen is fitted with a range of wall and base cabinets with work surfaces. To the rear, the generous lounge dining room stretches across the width of the property, creating a comfortable and sociable living environment with ample room for both seating and dining furniture. Beyond, a conservatory provides valuable additional reception space and enjoys a pleasant outlook over the garden, making it an ideal spot to sit back and relax throughout the year. To the first floor, the landing leads to two well-proportioned double bedrooms, both offering excellent natural light and flexibility for homeowners, guests or those occasionally working from home. A family bathroom fitted with a modern suite completes the accommodation.

Outside, the property enjoys a wider than average plot thanks to its end of terrace position. The enclosed rear garden is a real feature of the home, being beautifully established with a variety of mature shrubs, flowering plants and seasonal colour creating a pleasant environment to enjoy during the warmer months. The additional width afforded by the corner plot creates a greater feeling of space than many neighbouring homes, while still remaining relatively easy to maintain. A private driveway is positioned to the side of the property, providing valuable off-street parking and enhancing the practicality of the home.

Briar Mead forms part of Yatton's well-regarded North End, a popular residential area favoured for its convenient access to village amenities and transport links. Yatton offers an excellent range of facilities including shops, cafés, public houses, primary schooling, pharmacy, doctors' surgery and a mainline railway station providing direct services towards Bristol, Bath and London Paddington. The nearby Strawberry Line offers excellent opportunities for walking and cycling through the surrounding countryside, while Clevedon, Congresbury and Weston-super-Mare are all within easy reach. For commuters, the A370 and M5 motorway network provide straightforward access across the region. Offered to the market with no onward chain, 12 Briar Mead represents an excellent opportunity to acquire a well-maintained home with private parking and an established garden in a highly convenient Yatton location.



Delightful first home in Yatton's popular North End



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

This information has been provided by the sellers and is correct to the best of our knowledge

UTILITIES

Mains electric
Mains gas
Mains water
Mains drainage

HEATING

Gas fired central heating/Air source heat pump/Electric heating

BROADBAND

Ultrafast broadband is available with the highest available download speed 10000 Mbps and the highest available upload speed 10000 Mbps. We advise all interested parties to also make their own enquires via checker.ofcom.org.uk.

If an information source is not named, then it has been provided by the either ther sellers of the property and is accurate to the best of their knowledge or OnTheMarket, powered by Sprift. Spirfts data parnters include Royal Mail, Ofcom, Enviroment Agency, Land Registry, Valuation Office Agency, Office for National Statstics, Ordnance Survey and History England.



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Ground Floor

Approx. 36.8 sq. metres (396.5 sq. feet)



First Floor

Approx. 28.3 sq. metres (304.1 sq. feet)



Total area: approx. 65.1 sq. metres (700.6 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.