24 Court Avenue Yatton BS49 4EP

£365,000

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RESIDENTIAL SALES

Property Type
House - End Terrace

How Big
1362.00 sq ft

Bedrooms
3

Reception Rooms
2

Bathrooms
2

Warmth
Gas central heating

Parking
Off street & garage

Outside
Front & rear

EPC Rating
C

Council Tax Band
B

Construction
Traditional

Tenure
Freehold

A cherished and much-loved family home for many years, this thoughtfully extended three-bedroom end-of-terrace property enjoys a peaceful position within a quiet cul-de-sac, just a short and level walk from Yatton village centre. 24 Court Avenue is presented in good overall condition, offering warm and comfortable accommodation ready to be enjoyed immediately, whilst also presenting exciting scope for a new owner to update and refine certain areas to their own taste over time. The ground floor unfolds from a welcoming, extended entrance hall, leading to a useful study that is ideal for home working, and a convenient shower room. The main living accommodation has been extended to create a wonderfully sociable arrangement, with a bright and generously proportioned sitting room that opens directly onto the rear garden, allowing natural light to pour in. This space flows seamlessly into a well-sized dining room that also opens out onto the rear garden, perfect for both family gatherings and entertaining. The kitchen is to the front and adjacent to the dining area, offering a comprehensive range of storage and worktop space. An inner hallway provides internal access to the integral garage, adding to the home's practicality, while offering the potential for further development. Upstairs, the first floor offers three bedrooms, with both the principal bedroom and second bedroom benefiting from built-in storage, while a third bedroom provides excellent versatility for family, guests or a home office. These are all served by a family bathroom.

The property enjoys a beautifully established and thoughtfully arranged rear garden, offering a high degree of privacy and a delightful sense of seclusion. Mainly laid to lawn, the space is interspersed with well-stocked borders featuring a rich variety of mature shrubs, ornamental planting and seasonal colour. A meandering gravel pathway leads through the garden, creating distinct areas for enjoyment, including a paved seating terrace immediately adjoining the rear of the property, ideal for BBQs with friends and family, or relaxing in the tranquil setting. The garden benefits from a number of mature trees which provide dappled shade and enhance the overall character of the space. Timber fencing and established planting form the boundaries, while a garden gate offers convenient rear access. The overall garden is well-tended, with a natural, cottage-style feel, creating a peaceful and attractive outdoor environment. The property is approached via an attractive and generous gravelled frontage, providing ample off-road parking for multiple vehicles and extends across the full width of the plot, leading to a single garage. The front garden is well-established and thoughtfully planted, with a variety of mature shrubs and hedging offering a good degree of privacy from the road. A pathway leads to the main entrance, framed by established greenery which adds to the welcoming feel of the approach. Enclosed boundaries and a gated access point enhance both security and practicality, while the overall setting creates a pleasant and low-maintenance frontage with strong kerb appeal.

Court Avenue is situated centrally in Yatton and ideally located in a quiet cul-de-sac, making this delightful home ideally perfectly situated for all the village amenities, including the shopping precinct and local village schools, also within the catchment area for the highly regarded Backwell secondary school. In a prime position for commuters, being within walking distance to Yatton's mainline railway station, and a short drive to both the M5 and A370 leading to Bristol City Centre.

Extended family home, situated within a quiet cul-de-sac in central 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

TENURE
Freehold

UTILITES
Mains electric
Mains gas
Mains water
Mains drainage

HEATING
Gas-fired central heating

BROADBAND
Ultrafast broadband is available with the highest available download speed of 10000 Mbps and the highest available upload speed of 10000 Mbps.

This information is sourced via checker.ofcom.org.uk; we advise you to 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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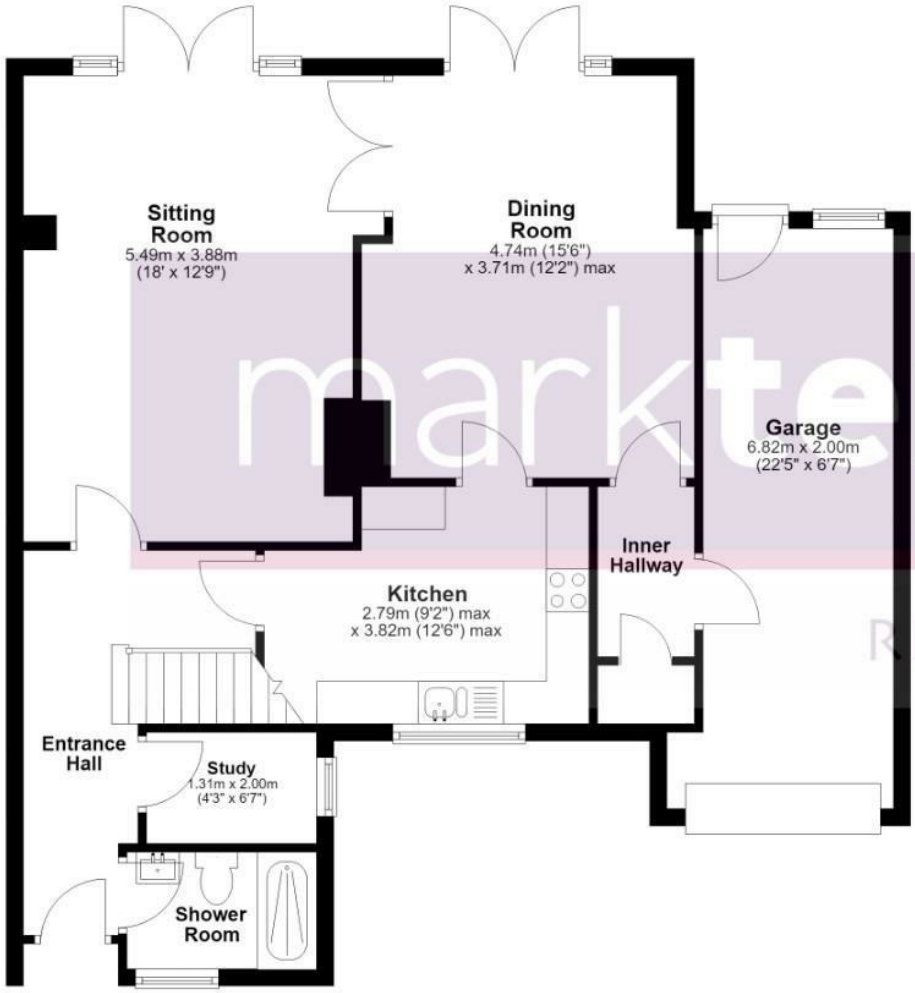
Ground Floor

Approx. 86.0 sq. metres (926.1 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.9 sq. feet)

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Total area: approx. 126.5 sq. metres (1362.0 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 responibility 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 applicances shown have not been tested and no guarantee as to their operability or efficency can be given.
Plan produced using PlanUp.

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