

90 High Street Yatton BS49 4DW

£400,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
Semi-detached house



HOW BIG  
1510.50 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
3



BATHROOMS  
2



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
On street



OUTSIDE SPACE  
Front and rear



EPC RATING  
D



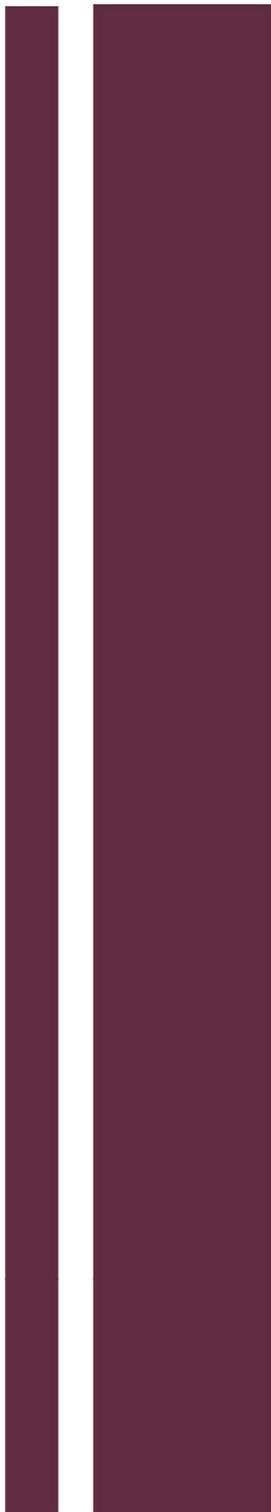
COUNCIL TAX BAND  
C

Charismatic three-bedroom cottage, situated in the heart of Yatton – 90 High Street is a beautiful three-bedroom, semi-detached cottage, conveniently situated within the village, allowing easy access to the amenities on offer. This wonderful property is full of charm and over the years has been sympathetically extended to the rear, to create a more practical living space and now offers over 1500 sq ft of living accommodation. Upon entering this fabulous home, an entrance hall provides access to the principal rooms, with a sitting room to the front boasting a log-burning stove. The kitchen has been opened up into the dining area to create a wonderful social area to enjoy and opens out to the rear garden via bi-folding doors. This open-plan living area wraps around the kitchen to include an area that is ideal for a study and also opens into a snug that features a vaulted ceiling and is flooded with natural light as if it affords a dual aspect. This snug area also benefits from double doors that open into the rear garden. A shower room completes the ground floor accommodation. On the first floor, you will find three well-proportioned double bedrooms and a family bathroom.

Outside, the rear garden is enclosed by block and natural stone walls, laid to lawn and a generous patio seating area, making it a wonderful spot to unwind and enjoy a BBQ or two through the summer months with friends and family. Raised beds provide the perfect area to grow some veggies, while shrubs and bushes provide character and soften the garden beautifully. A fantastic addition is a beautiful garden room that boasts a pantile roof, along with power and light, adding to the flexibility of this sumptuous cottage.

The village of Yatton is renowned as being ideal for family life, enjoying its own primary schools, wide array of shops, doctors and dental surgeries, public library and church. For those looking to commute, there is a mainline railway connecting to Bristol, Bath, London and the South West, with the M5 motorway network accessed a short distance away.







## Charismatic cottage in the heart of 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...

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Glorious countryside walks across Cadbury Hill and the Strawberry Line

Level access to Yatton's village centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

St Mary's village church

Yatton's mainline railway station



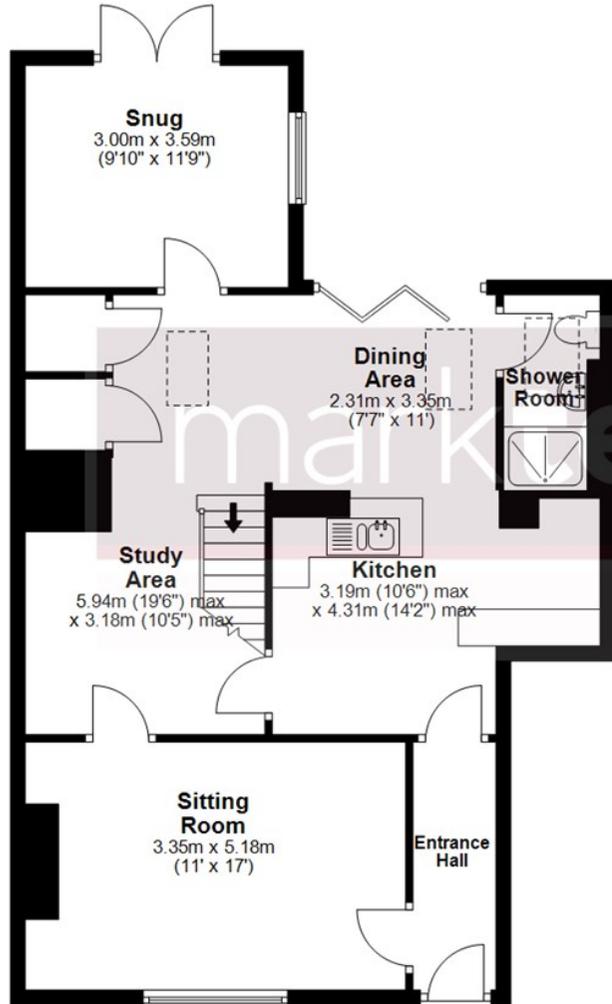
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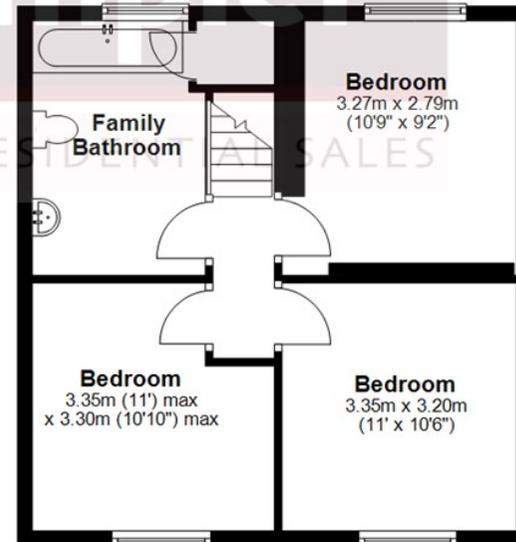
### Ground Floor

Approx. 96.4 sq. metres (1037.5 sq. feet)



### First Floor

Approx. 43.9 sq. metres (473.0 sq. feet)



Total area: approx. 140.3 sq. metres (1510.5 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.