

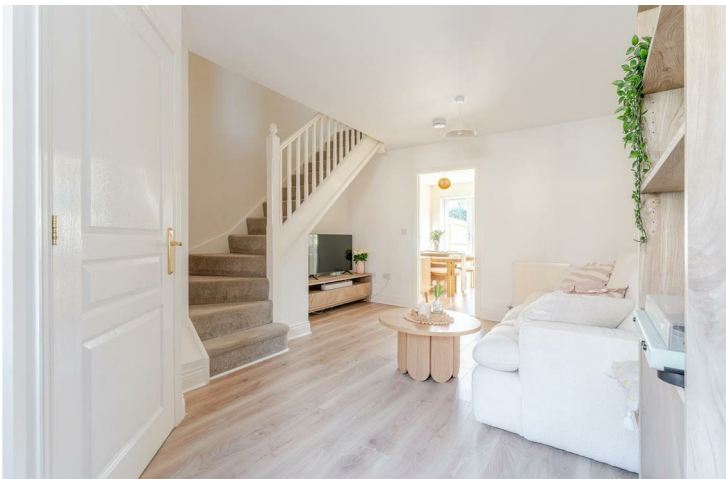
6 Brunel Way Yatton BS49 4RH

£259,000

marktempler

RESIDENTIAL SALES





Property Type

House - End Terrace



How Big

691.30 sq ft



Bedrooms

2



Reception Rooms

2



Bathrooms

1



Warmth

Gas Central Heating



Parking

Allocated Off-Street



Outside

Front & Rear



EPC Rating

C



Council Tax Band

B



Construction

Traditional



Tenure

Freehold

An immaculately presented two double bedroom end of terrace home, thoughtfully designed for modern living and offering a wonderful sense of space and light throughout. The property welcomes you via a neatly arranged entrance hall, with the added convenience of a ground floor WC, before flowing through into a comfortable and inviting sitting room, perfect for relaxing at the end of the day or hosting friends and family. To the rear, the home truly comes into its own with a sociable kitchen/dining room that naturally lends itself to everyday living, whether that be cooking, dining or entertaining. Double doors open directly onto the garden, allowing natural light to pour in, and adding to the wonderful social appeal the property offers. Upstairs, two well-proportioned double bedrooms provide calm and restful retreats, both offering flexibility for sleeping, working from home or accommodating guests, and are served by a neatly appointed family bathroom. The overall layout has been carefully considered to provide a home that feels both functional and welcoming in equal measure.

The rear garden has been thoughtfully landscaped to create a low maintenance and highly usable outside space, ideal for modern day living. The garden has been laid predominantly to decorative stone, offering a clean and open feel while requiring minimal upkeep, making it an excellent option for those seeking a practical and easy-to-manage outdoor space. To the rear of the garden is a paved patio area that makes the most of the evening sun and the perfect spot for a summer BBQ. The boundaries are enclosed by recently installed timber fencing, providing a good degree of privacy and a smart, contemporary finish. Raised sleeper beds have been carefully introduced, adding a touch of colour and interest. The garden enjoys a pleasant, enclosed aspect and benefits from side access via a timber gate, adding to its overall convenience, adding providing access to the allocated parking to the rear. Altogether, the garden complements the property beautifully, offering a neat, private and functional outdoor area that can be enjoyed throughout the year. The front is laid to decorative stone with planted shrubs to either side of the front door, with a path leading to the main entrance.

Brunel Way is a modern cul de sac, a short walk away from Sainsburys, and the mainline railway station, offering direct links to Bristol, Bath, London, and the West Country. The centre of the village is within easy reach, offering a range of shops, hairdressers, pharmacy, post office, school, and bakery.



Beautifully presented two bedroom home in the North End 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.



About this property

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 1800 Mbps and the highest available upload speed 1000 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.



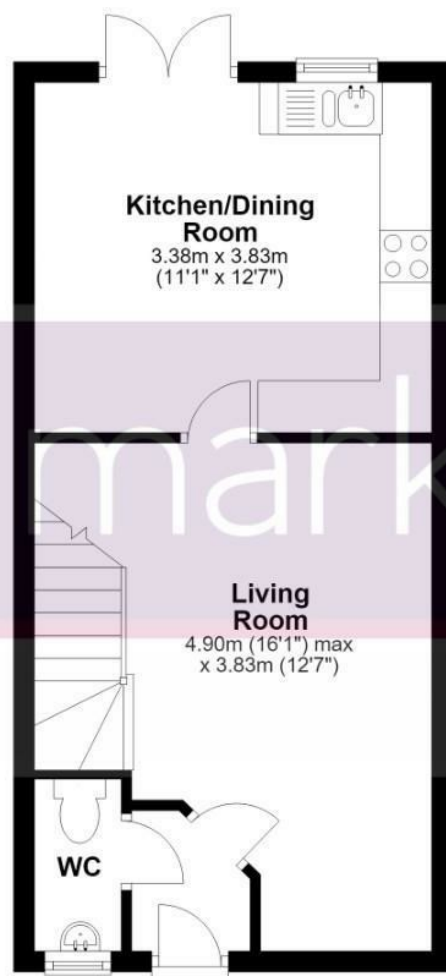
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Ground Floor

Approx. 32.1 sq. metres (345.7 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.7 sq. feet)



Total area: approx. 64.2 sq. metres (691.3 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.