

7 Durban Way Yatton BS49 4QZ

Guide Price £500,000

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RESIDENTIAL SALES





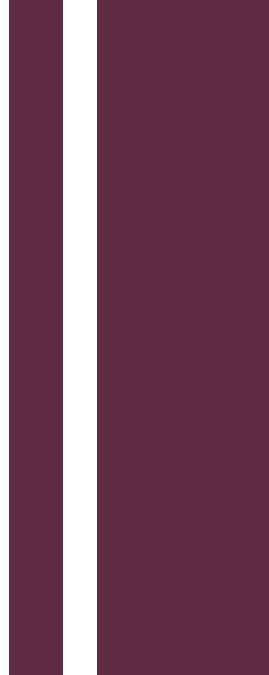
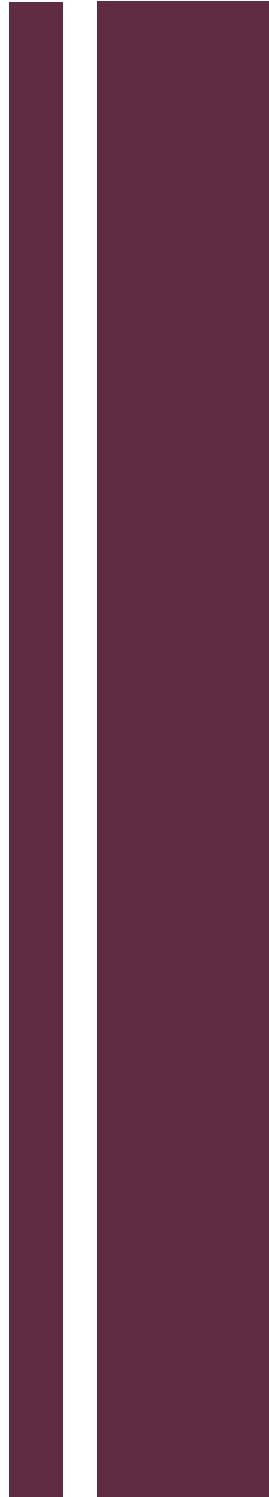
	PROPERTY TYPE	Detached house
	HOW BIG	1724sqft
	BEDROOMS	4
	RECEPTION ROOMS	4
	BATHROOMS	1
	WARMTH	Gas central heating and uPVC double glazing
	PARKING	Off street and garage
	OUTSIDE SPACE	Front and rear
	EPC RATING	D
	COUNCIL TAX BAND	E

Individual 'one off' four double bedroom property situated within a peaceful cul de sac – Having been constructed by the current owners in 1975, 7 Durban Way is an exceptionally well laid out and finished family home. The substantial, light and airy accommodation is accessed via a spacious entrance hall, with a number of generous reception rooms, providing very versatile living accommodation to the ground floor. This level also benefits from a utility/wc and integral garage with electric roller door. The first floor boasts four double bedrooms and family bathroom.

Outside enjoys a southerly facing enclosed rear garden that has areas laid to a well manicured lawn and patio. Established mature raised beds boast a vibrant and diverse stock of flowers and shrubs that will delight those with green fingers. The front is mainly laid to hard standing providing off street parking for a couple of vehicles.

Durban Way is a charming cul de sac off of Barberry Farm Road that enjoys a central location within the semi rural village of Yatton. Within easy distance of all of Yatton's amenities including mainline railway station, local shopping precinct and highly regarded local primary schools.







## SUBSTANTIAL DETACHED RESIDENCE OFFERING FOUR DOUBLE BEDROOMS



### 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 £180, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heros 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.



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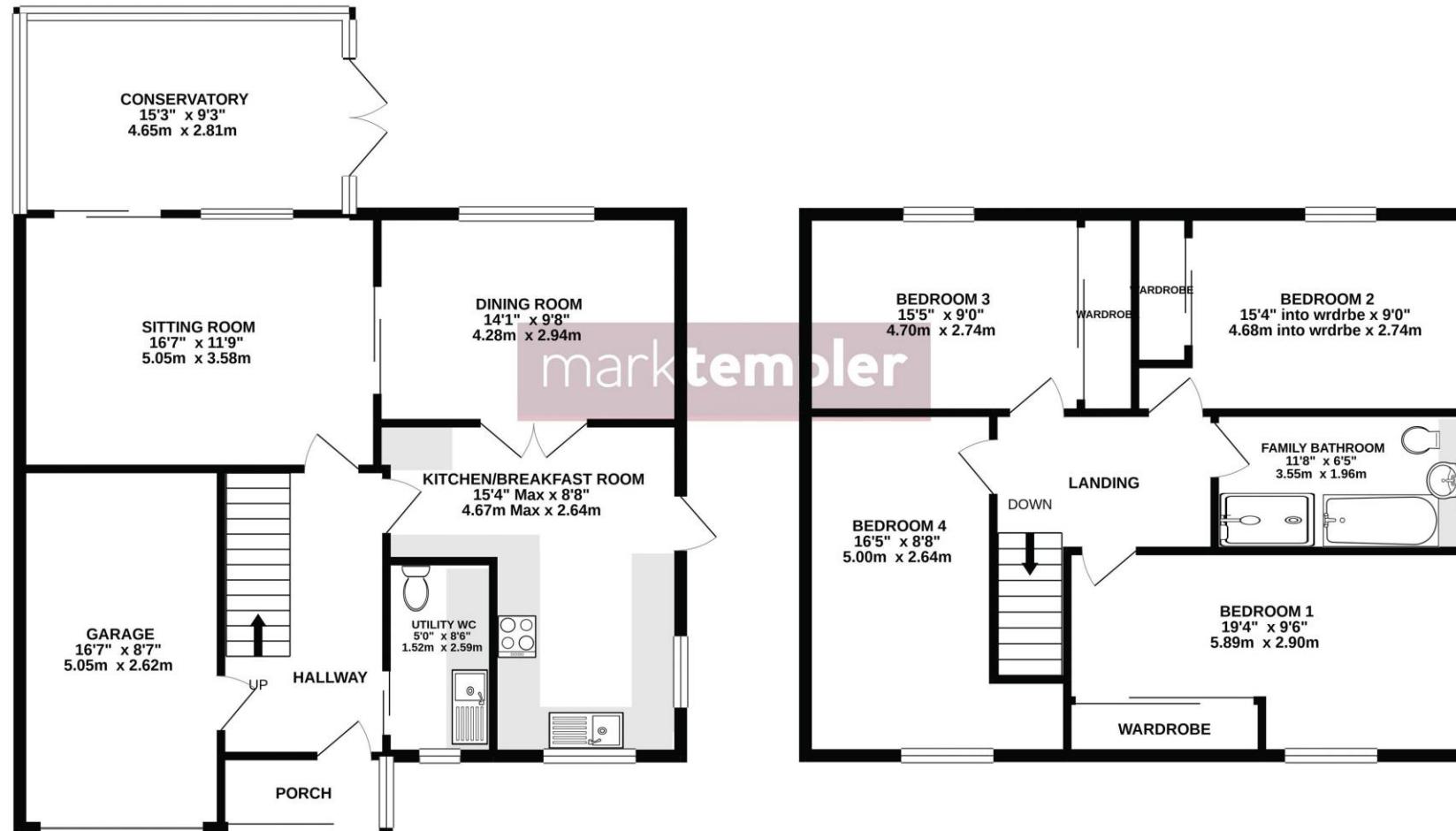


## GROUND FLOOR

961 sq.ft. (89.3 sq.m.) approx.

## 1ST FLOOR

763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA: 1724 sq.ft. (160.2 sq.m.) approx.

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.  
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