

31 Heathgate Yatton BS49 4DY

£310,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Semi-detached house



HOW BIG  
1029.30 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
2



BATHROOMS  
1



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off street and garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
C



COUNCIL TAX BAND  
C



Extended Three-Bedroom Semi-Detached Home with Excellent Potential and No Onward Chain. 31 Heathgate is a spacious three-bedroom semi-detached property that has been thoughtfully extended to the rear, creating additional living space ideal for modern family life. Perfectly positioned within easy reach of Yatton High Street, the home offers a traditional layout with plenty of scope for updating and personalisation. The ground floor comprises an entrance porch leading into a bright sitting room, which opens into a separate dining area that in turn flows into the extended part of the property, now housing the kitchen. A useful walk-in pantry adds extra storage, along with the potential to open it to both the kitchen and dining area, which would create a wonderful open-plan living area. The attached garage offers further potential for conversion, subject to necessary consents. Upstairs, you'll find three generously sized double bedrooms, a family bathroom, and separate WC, completing the internal accommodation on offer.

The rear garden provides an opportunity to impart your own personality and enjoys a southerly aspect, perfect for enjoying the warmer months. A lawn sits at the heart of the garden along with a patio, divided by a pathway leading to the rear, making it ideal for relaxing with a coffee or hosting barbecues with friends and family. A gate provides the convenience of side access and leads to the front, where you have an area laid to lawn. The driveway is adjacent to the lawn, provides off-street parking for two vehicles, and leads to the garage.

Heathgate enjoys an enviable position within Yatton, offering excellent access to the vibrant village centre. Here you'll find a wide selection of local amenities, including shops, hairdressers, and a traditional bakery, all just a short stroll away. The location is perfectly level, making it easy to reach Yatton's mainline railway station, which provides direct connections to Bristol, Bath, London, and the West Country – ideal for commuters and those who love to explore. Families will appreciate the convenience of Yatton's well-regarded primary school within walking distance, while secondary education is available in the nearby village of Backwell.



## Extended, three double bedroom family home in the village of Yatton

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### 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 center
- Yatton's sought after primary schools
- Cadbury House leisure club with celebrity chef restaurant
- St Marys village church
- Yatton's mainline railway station



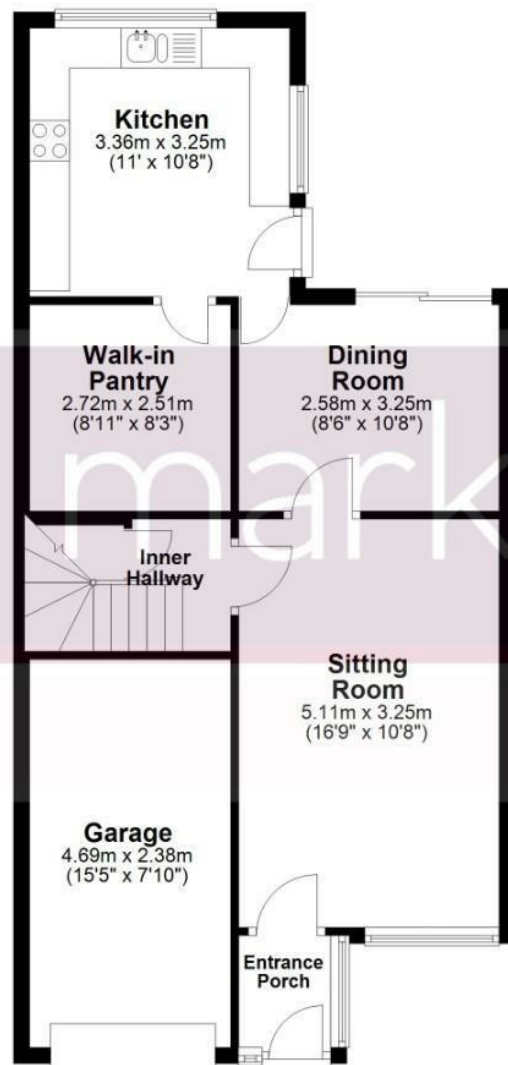
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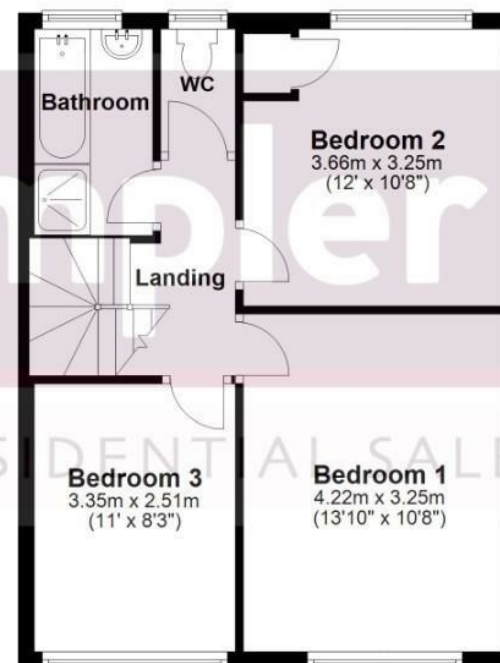
### Ground Floor

Approx. 50.0 sq. metres (537.7 sq. feet)



### First Floor

Approx. 45.7 sq. metres (491.6 sq. feet)



Total area: approx. 95.6 sq. metres (1029.3 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.