

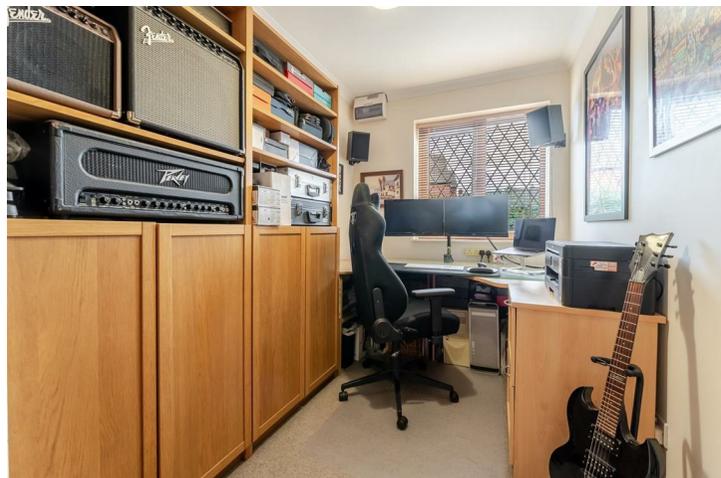
37 North End Road Yatton BS49 4AW

£385,000

marktempler

RESIDENTIAL SALES





Property Type

House - Semi-Detached



How Big

1114.70 sq ft



Bedrooms

4



Reception Rooms

3



Bathrooms

1



Warmth

Gas central heating



Parking

Off street and garage



Outside

Front & Rear



EPC Rating

C



Council Tax Band

D



Construction

Traditional



Tenure

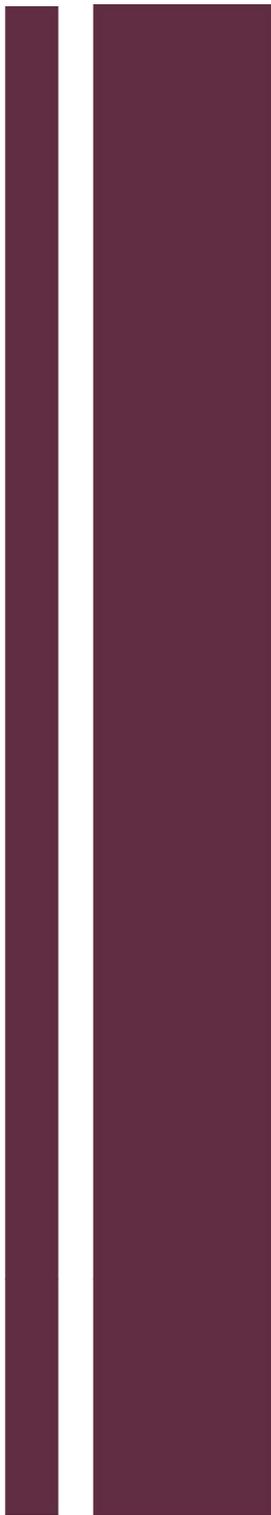
Freehold

Beautifully positioned within Yatton's ever-popular North End, this deceptively spacious, extended, four-bedroom semi-detached home offers an ideal opportunity for families seeking generous accommodation in a wonderfully convenient setting. The ground floor accommodation has been thoughtfully arranged to provide a practical and welcoming layout ideally suited to modern family living. A central entrance hall offers access to all principal rooms, along with a useful ground-floor cloakroom. To the front, the stylish sitting room enjoys an attractive box bay window that draws in natural light, creating a warm and elegant space for relaxation. Adjacent is a well-proportioned study, perfect for those requiring a dedicated home office or versatile additional room. To the rear of the property, the impressive open-plan kitchen/dining/family room truly forms the heart of the home—an inviting social space where everyday living naturally blends with relaxed entertaining. Thoughtfully extended by the current owners, this generous area has been designed with family life in mind, offering the perfect setting for everything from lively weekend brunches to peaceful evening wind-downs. The kitchen features modern shaker-style cabinetry paired with a broad breakfast bar, creating an effortless focal point where conversations flow as easily as mealtimes. Beyond this, the dining and family space opens out beautifully, with bi-fold doors drawing the garden into the room and providing a wonderful backdrop throughout the seasons. Two remote-controlled Velux windows bathe the space in natural light, lending an uplifting ambience that changes with the day—bright and energising in the morning, warm and atmospheric as the sun sets. The first floor offers four well-proportioned bedrooms, all served by a well-appointed family bathroom.

Outside, this home offers a wonderful extension of the living space through its beautifully oriented south-westerly garden, perfectly positioned to capture long afternoons of sunshine and golden evening light. The garden provides an idyllic backdrop for family living, seasonal entertaining, and quiet moments of relaxation, as the patio area sits directly outside the bi-fold doors, perfect for summer gatherings or simply enjoying a morning coffee in the warmth of the day. Beyond the patio, a level lawn invites children to play freely, while the surrounding shiplap fencing lends both privacy and a smart, cohesive finish, with two raised planters providing scope for creative planting. A garden shed provides excellent storage for outdoor equipment. A secure gate provides practical side access to the driveway, which provides off-street parking for three vehicles and leads to the detached garage.

This wonderful home is situated in Yatton's North End, just a short walk from Yatton's mainline railway station connecting to both London and the West Country. Locally, you have a range of amenities that include village shops, cafes and many more. The local primary school is only a short walk and is also within the catchment of the highly regarded Backwell School.







Extended, four bedroom semi detached 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 2000 Mbps, and the highest available upload speed 2000 Mbps.

This information is sourced via checker.ofcom.org.uk, we advise you make your own enquiries.

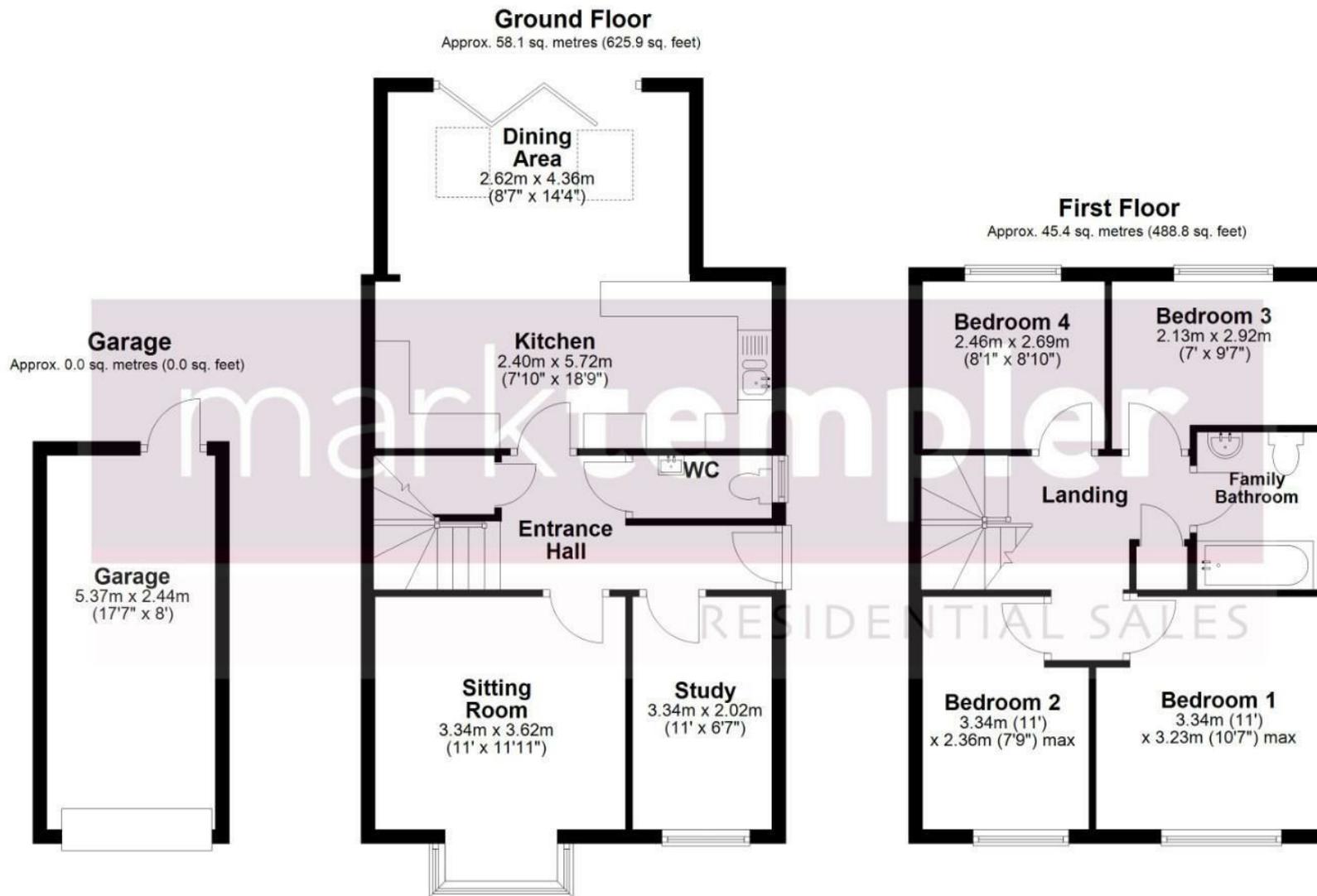
PLANNING PERMISSION
There are pending and approved planning permissions within the local area. We advise you to make your own enquiries at planning.n-somerset.gov.uk/online-applications/ or map.n-somerset.gov.uk/dande.html.

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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Total area: approx. 103.6 sq. metres (1114.7 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.

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