

20 Stowey Road Yatton BS49 4HX

£425,000

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RESIDENTIAL SALES



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for sale
01934 833253
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Property Type

House - Detached



How Big

1084.20 sq ft



Bedrooms

4



Reception Rooms

2



Bathrooms

1



Warmth

Gas central heating



Parking

Off street and garage



Outside

Front & rear



EPC Rating

E



Council Tax Band

E



Construction

Traditional



Tenure

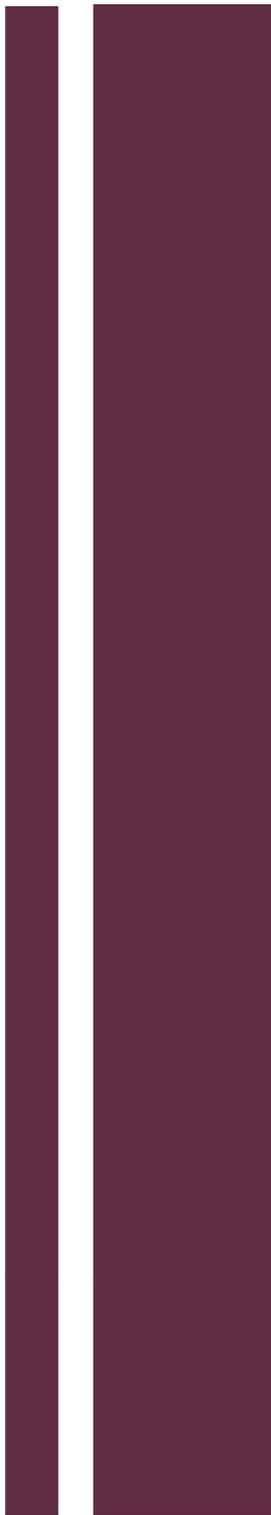
Freehold

20 Stowey Road is a delightful link-detached family home, enjoying an enviable position backing onto the open green space of Hangstones Playing Fields. Having been lovingly cared for by the same owner for over 40 years, the property is now ready for a new family to create their own memories. Ideally located in the popular village of Yatton, the home is within easy walking distance of local amenities, including the well-regarded Yatton Infant and Junior Schools, making it an excellent choice for families. Arranged over two floors in a traditional layout, the property benefits from large windows throughout, creating a bright and airy feel, complemented by neutral décor. A welcoming central hallway provides access to the main living spaces and a convenient ground floor WC. The dual aspect sitting room is flooded with natural light and features a charming gas fireplace, with pleasant views over the garden. Opposite, the kitchen/dining room is also dual aspect and fitted with a range of wooden base and wall units, an electric hob and oven, and space for additional appliances. A breakfast bar and generous dining area make this a sociable and practical space, again enjoying views across the garden and playing fields beyond. Upstairs, a characterful wooden staircase leads to four well proportioned bedrooms, three of which benefit from built-in storage. These are served by a family bathroom. Externally, the front of the property offers off road parking, access to a garage, and a small lawned area.

The rear garden is a true highlight, fully enclosed and enjoying an open outlook onto the playing fields. It features a patio area ideal for entertaining or relaxing in the warmer months, along with a lawn bordered by mature shrubs and well-stocked beds.

With Yatton village centre, its shopping facilities, mainline railway station, and a wealth of countryside walks all within easy reach, this is a wonderful opportunity to acquire a long loved family home in a sought after location. Early viewing is highly recommended.







A charming four bedroom family home backing onto open playing fields in 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.

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 knowledge.



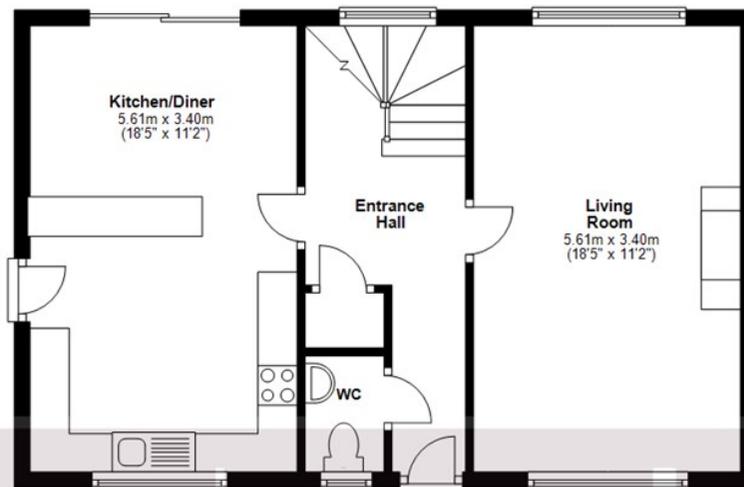
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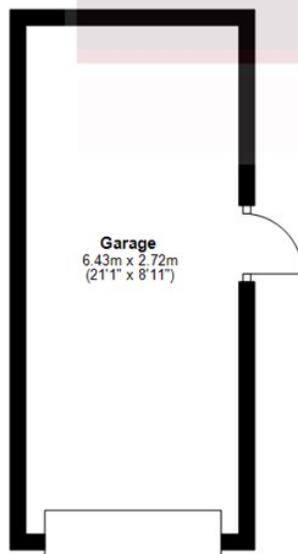
Ground Floor

Approx. 50.8 sq. metres (547.2 sq. feet)



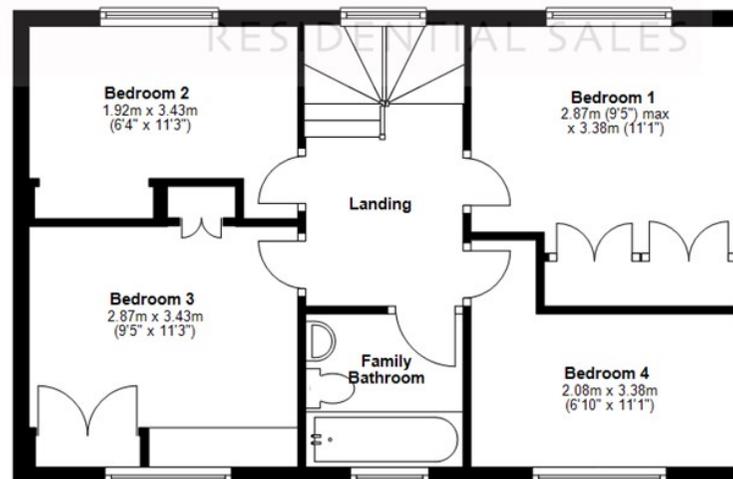
Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



First Floor

Approx. 49.9 sq. metres (537.0 sq. feet)



Total area: approx. 100.7 sq. metres (1084.2 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.