

67 Moorhen Road Yatton BS49 4FU

£385,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

Semi-detached house



HOW BIG

1125.70 sq ft



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

uPVC double glazing and gas  
fired central heating



PARKING

Off street and garage



OUTSIDE SPACE

Front and rear



EPC RATING

B



COUNCIL TAX BAND

D

Beautifully presented three-bedroom semi-detached townhouse house located on Moorhen Road within the Chestnut Park development at the North End of Yatton. 67 Moorhen Road is a modern property that boasts a host of upgraded features, along with two reception rooms and three double bedrooms, making it ideal for the modern family. Internally, the entrance hall opens into the sitting room that in turn opens to the social hub of the home, a spacious kitchen diner opens onto the rear garden making it the ideal space to entertain or create family memories. The convenience of a separate utility area and WC completes the ground floor. On the first floor, you have two well-proportioned double bedrooms along with the four-piece family bathroom, while the principal suite is located on the second floor, providing a dressing area, built-in wardrobes and en-suite shower room.

Another highlight of this lovely home is the South West facing garden, laid to both lawn and patio seating area and bordered by planted beds that contain a variety of shrubs. This outside space has been tastefully landscaped by the current owners and provides the perfect setting to enjoy sunny afternoons with family or entertaining when the occasion arises. To the front, a pathway leads to the main entrance which is flanked on one side by an area laid to decorative stone and to the other side, an area laid to artificial grass, enclosed by low-level evergreen hedges. Adjacent is the driveway which provides off-street parking for two vehicles and leads to the garage.

Chestnut Park is a modern development at the North End of the village and has proven to be extremely popular, with its convenient location to all of Yatton's amenities including the mainline railway station, schools, and Somerset countryside.







## Modern family home offering three double bedrooms, located in the North End of Yatton village

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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

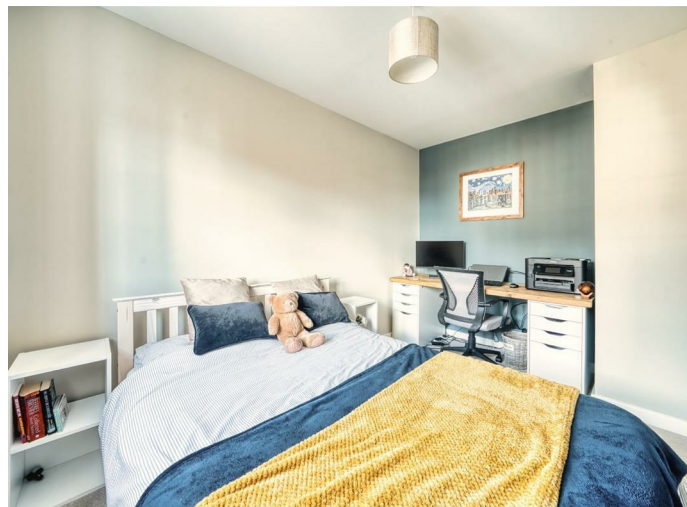
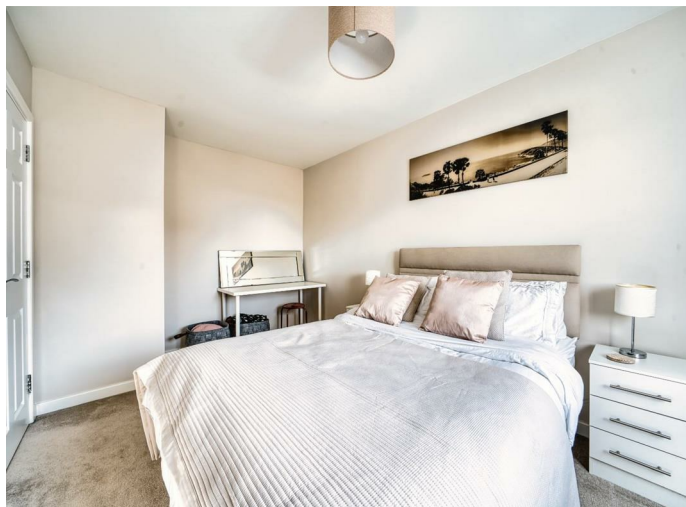
Level access to Yatton's village centre

Yatton's sought after primary schools

Cadbury House leisure club with celebrity chef restaurant

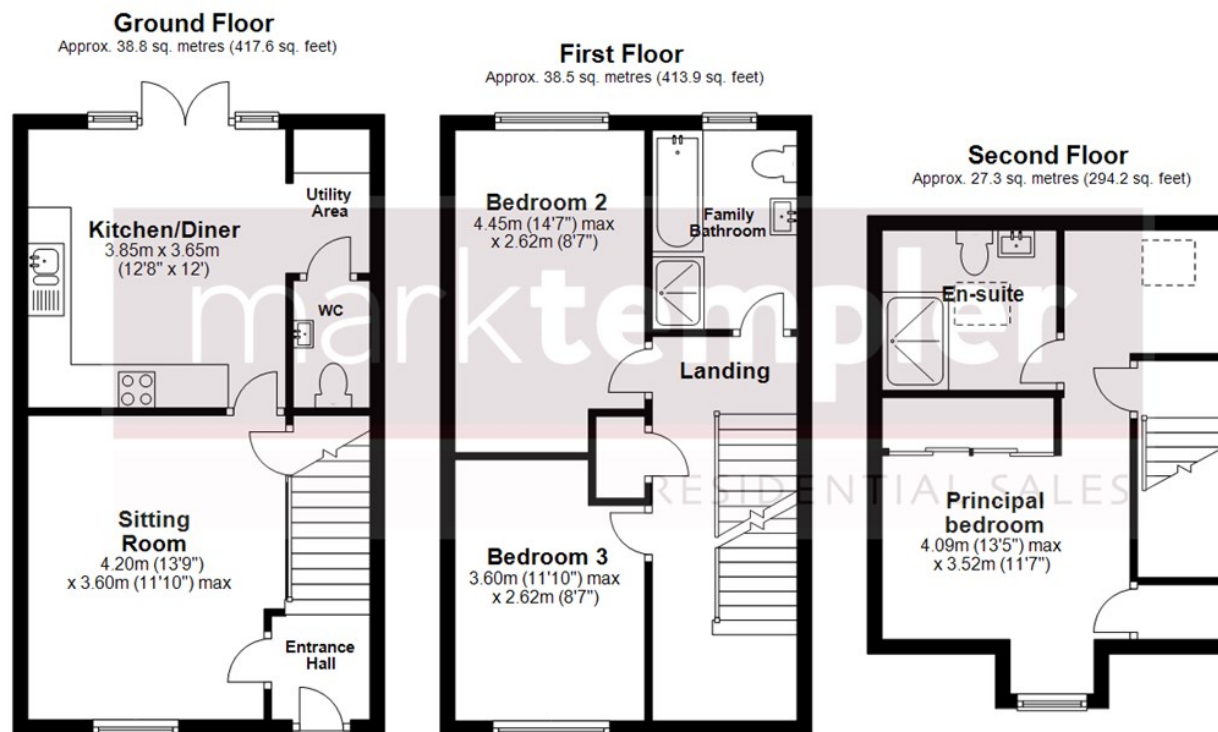
St Mary's village church

Yatton's mainline railway station



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Total area: approx. 104.6 sq. metres (1125.7 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.