

56 Chescombe Road Yatton BS49 4EU

£279,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Semi-detached house



HOW BIG
882.20 sq ft



BEDROOMS
3



RECEPTION ROOMS
2



BATHROOMS
1



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street



OUTSIDE SPACE
Front and rear



EPC RATING
D



COUNCIL TAX BAND
B

An opportunity to acquire a three-bedroom family home, situated just a stone's throw from the neighboring countryside walks, and the centre of Yatton village just a short walk away. Offered to the market with no onward chain, this fabulous property is in need of modernisation throughout but does benefit from an updated shower room and modern combination boiler, so offers potential buyers a chance to create a home to cherish by imparting their personality and taste. Accessed via an entrance porch, the sitting room is to the front of the property with a kitchen/diner spanning the rear and opening out to the rear garden. To the first floor, you will discover three bedrooms and a shower room, the loft space has also been partially boarded.

The rear garden is an oasis of mature shrubs, trees, and bushes, creating a wonderful, private space to relax and unwind, with areas also laid to lawn and decking. There is also a summerhouse to utilise in the warmer months along with a greenhouse for all your gardening needs, plus a brick built out building that would be ideal for a workshop in which to get creative, or indeed a work from home space or games room. The front is laid to block paving providing off-street parking for two vehicles, there is also a secure gate providing side access to the rear garden.

56 Chescombe Road is situated centrally in Yatton and ideally located for all the village's amenities, including shopping precinct, local village schools, and Mendip Vale Medical Practice. This property is also within the catchment area for the highly regarded Backwell secondary school, and in a prime position for commuters, as it is within walking distance to Yatton's mainline railway station and a short drive to both the M5 and A370 leading to Bristol City Centre.



Three bedroom semi-detached family home requiring modernisation



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...

- 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



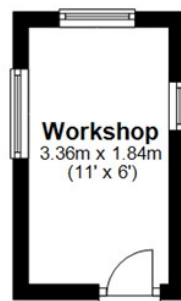
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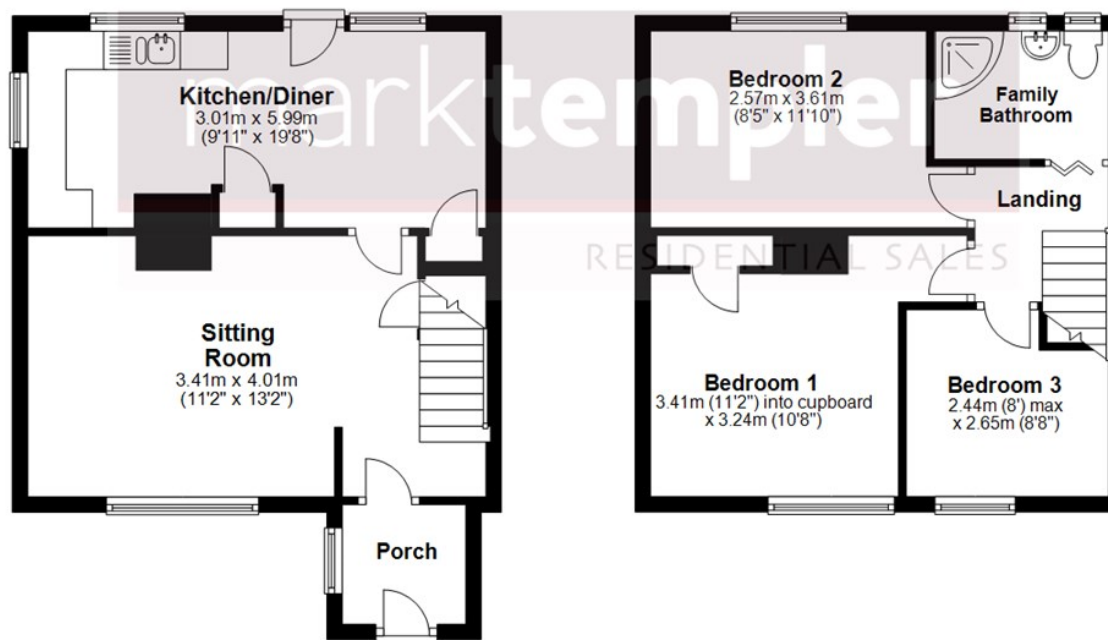
Ground Floor

Approx. 45.3 sq. metres (487.7 sq. feet)



First Floor

Approx. 36.7 sq. metres (394.6 sq. feet)



Total area: approx. 82.0 sq. metres (882.2 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.