

50 Chescombe Road Yatton BS49 4EU

£325,000

marktempler

RESIDENTIAL SALES





	PROPERTY TYPE		HOW BIG
	Semi detached house		940.10 sq ft
	BEDROOMS		RECEPTION ROOMS
	3		2
	BATHROOMS		WARMTH
	1		uPVC double glazing and gas fired central heating
	PARKING		OUTSIDE SPACE
	Off street		Front and rear
	EPC RATING		COUNCIL TAX BAND
	C		A

Beautifully presented three bedroom family home offered to the market with no onward chain – 50 Chescombe Road is an immaculately presented three bedroom house, ideally situated just a stone's throw from neighbouring countryside walks and only a short walk from the centre of Yatton village. The light and airy accommodation is accessed via a spacious entrance porch leading into the separate sitting room. The sitting room is a delightful environment to both unwind and socialise with a bay window to the front, flooding the room with natural light and an enclosed log burning fire for cosy winter evenings. The kitchen/diner is a wonderful open plan room, measuring across the rear of the property, enjoying a beautiful outlook over the rear garden. The kitchen itself boasts a range of modern fitted cabinets with worksurface over and Belfast style inset ceramic sink, raised double oven and halogen hob. The dining area benefits from useful storage with two, floor to ceiling double cupboards across one wall and provides access to the rear garden via French doors. Upstairs boasts three bedrooms and a modern family bathroom, enjoying a white three piece suite with a panelled bath and shower attachment over, a low level WC and pedestal wash hand basin. The third bedroom has stairs rising to the loft room.

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 manicured lawn and patios leading from the kitchen/dining room and to the rear of the garden. A summer house is accessed off of the main patio area with a storage shed to the side. The front is mainly laid to block paving providing off street parking with a raised bed housing an established bay tree.

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.







Immaculately presented family home in central Yatton location



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 centre

Yatton's sought after primary schools

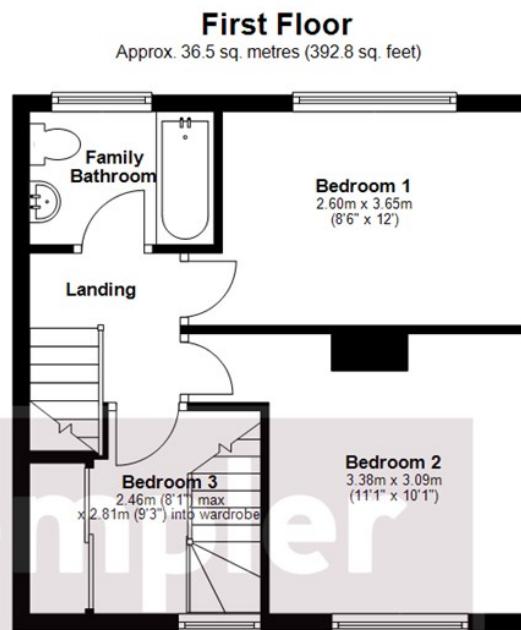
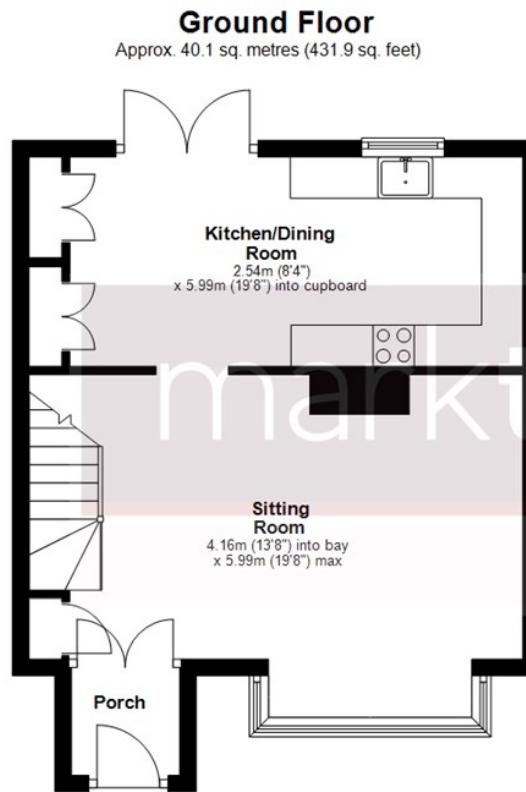
Cadbury House leisure club with celebrity chef restaurant

St Mary's village church

Yatton's mainline railway station

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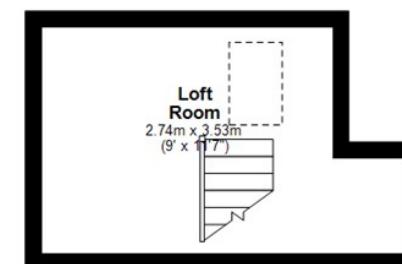




RESIDENTIAL SALES

Second Floor

Approx. 10.7 sq. metres (115.3 sq. feet)



Total area: approx. 87.3 sq. metres (940.1 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 applicances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.