

6 Bramblewood Yatton BS49 4QH

£395,000

marktempler

RESIDENTIAL SALES





	PROPERTY TYPE		HOW BIG
Detached house	1058 sq ft		
	BEDROOMS		RECEPTION ROOMS
3	3		
	BATHROOMS		WARMTH
2	double glazing and gas central heating		
	PARKING		OUTSIDE SPACE
Off street and garage	Front and rear		
	EPC RATING		COUNCIL TAX BAND
D	D		

A delightful Bryant built home situated within a peaceful cul-de-sac on the fringes of Yatton village, ideally located for easy access to Yatton's mainline railway station, M5 motorway network and commuting to Bristol city centre. This spacious three bedroom detached house enjoys a light and airy layout and offers potential for extending (subject to planning permission) and part modernisation if desired. The property is accessed via a central hallway that leads to a box bay fronted lounge, kitchen breakfast room and wc. Further ground floor accommodation includes separate dining room and utility. Upstairs enjoys three bedrooms, principal with en-suite and family bathroom.

Outside you enjoy an enclosed private rear garden with areas laid to lawn, stone and patio. This is a wonderful low maintenance garden ideal for families to enjoy. The front provides off-street parking for numerous vehicles, an area laid to stone for low maintenance and access to the garage.

6 Bramblewood enjoys a peaceful location within this highly regarded cul de sac on the fringes of the village, whilst retaining easy access to all of the amenities Yatton has to offer, including the mainline railway station, shopping precinct, pharmacy and doctors surgery. Schooling is provided by either the highly regarded Yatton primary school or the brand new Chestnut Park primary, whilst being within the catchment of the popular Backwell secondary school with transport provided.



DETACHED HOME IN POPULAR YATTON CUL DE SAC



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 £180, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heros 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.



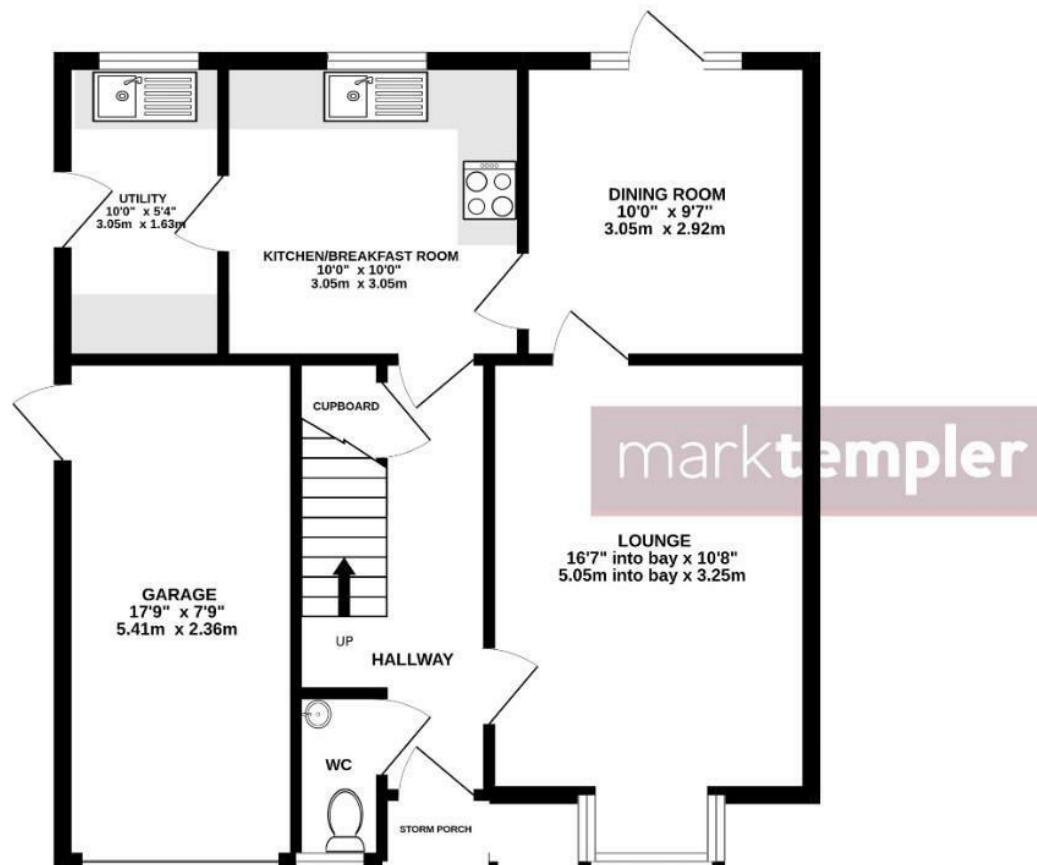
Up your street...



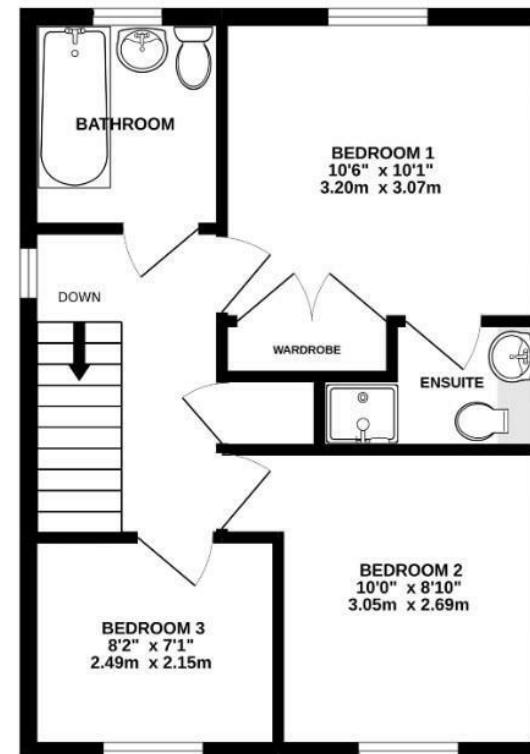
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GROUND FLOOR
643 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.

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.

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