

59 Moorhen Road Yatton BS49 4FP

£325,000

marktempler

RESIDENTIAL SALES





	PROPERTY TYPE		HOW BIG
Semi-Detached house	809 sq ft		
	BEDROOMS		RECEPTION ROOMS
3	2		
	BATHROOMS		WARMTH
2		uPVC double glazing and gas central heating	
	PARKING		OUTSIDE SPACE
Off street and garage	Front and rear		
	EPC RATING		COUNCIL TAX BAND
B		C	

Nearly new, three bedroom family home located on the Northern fringe of Yatton village - This wonderful semi-detached property was constructed in 2017 by Bloor Homes, located within the incredibly popular Chestnut Park development. This modern family home is laid out traditionally over two floors and benefits from a very high standard of finish, fitted from new by the developer, and offers well proportioned living accommodation that you would expect to find in a modern property such as this. The internal accommodation comprises of entrance hall, kitchen dining room opening onto the rear garden, lounge, utility area and cloakroom to the ground floor, while the first floor offers three bedrooms, en-suite to the principal bedroom, and family bathroom.

Outside, the rear garden is enclosed and southerly facing, an area laid to patio provides a great space to entertain. The addition of raised beds created from railway sleepers, provide an ideal spot to utilise as a vegetable plot, or simply for plants and shrubs. Access to the garage from the garden is provided by a courtesy door, a secure side gate leads to the driveway and offers off street parking for two vehicles, along with a single garage. To the front you have a planted bed of shrubs, with a small lawned area adjacent to the main entrance, and completes this fabulous home.

Chestnut Park is a highly regarded modern development within Yatton's North End. Providing convenient access to a wide variety of amenities including Yatton's mainline railway station, Strawberry Line, local shopping precinct and recently opened Chestnut Park primary school.



NEARLY NEW FAMILY HOME LOCATED ON THE POPULAR CHESTNUT PARK DEVELOPMENT WITHIN YATTON'S NORTH END



HOW TO BUY THIS PROPERTY

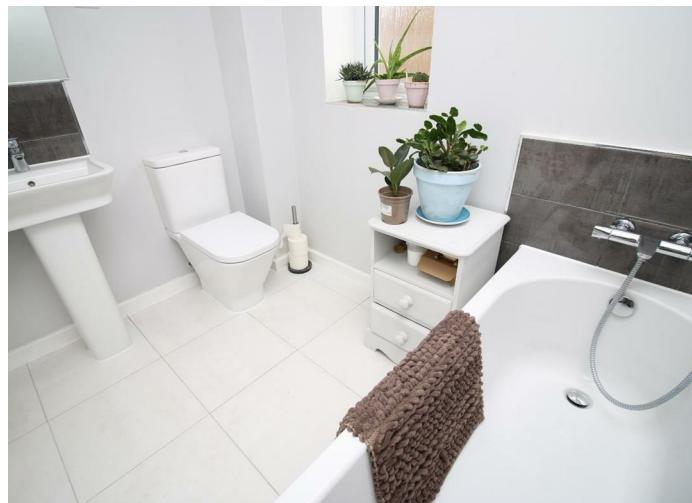
If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

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

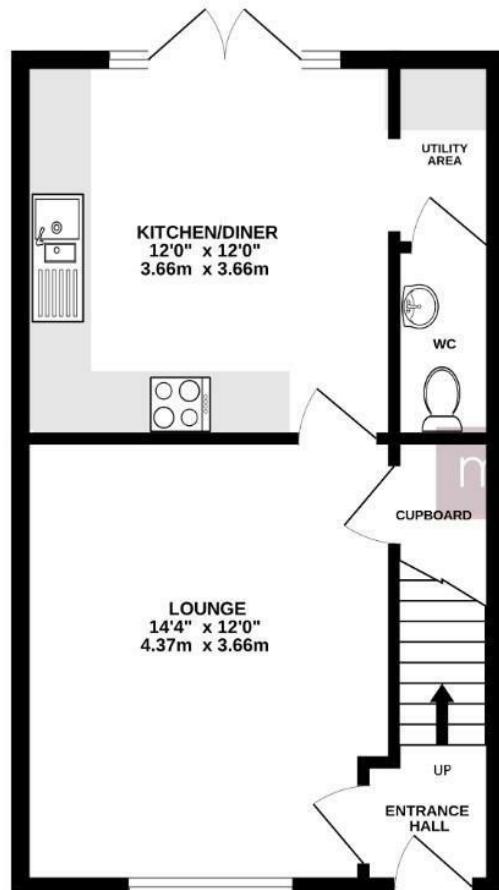
St Mary's village church

Yatton's mainline railway station

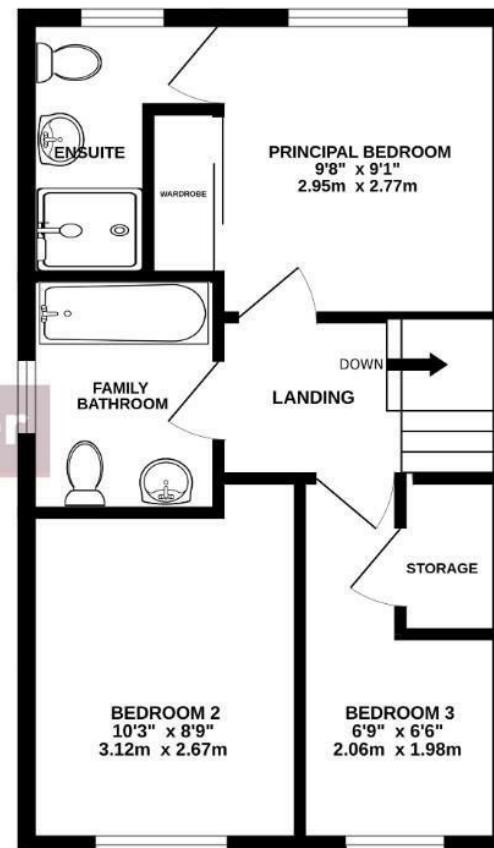
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GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 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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