

18 Dysons Close Yatton BS49 4DP

£350,000

marktempler

RESIDENTIAL SALES





| | | | |
|--|-----------------------|--|---|
| | PROPERTY TYPE | | HOW BIG |
| | Detached house | | 939.00 sq ft |
| | BEDROOMS | | RECEPTION ROOMS |
| | 3 | | 2 |
| | BATHROOMS | | WARMTH |
| | 1 | | uPVC double glazing and gas fired central heating |
| | PARKING | | OUTSIDE SPACE |
| | Off street and garage | | Front and rear |
| | EPC RATING | | COUNCIL TAX BAND |
| | D | | D |

If you are looking for modern interior design, practical living space and a property in an extremely convenient, yet peaceful spot then look no further! - 18 Dysons Close is a three bedroom detached house that will be sure to impress. The moment you enter you are immediately struck by the quality and style of the property along with light that is flooded in. The accommodation comprises a full width sitting room opening into a dining area, kitchen with integral appliances and downstairs WC. On the first floor you will find three well proportioned bedrooms and a recently fitted shower room.

Outside the rear garden is beautifully landscaped to make the most of the space with stone bordering and an area laid to lawn. It is enclosed by fencing with beautiful shrub borders and a handy storage shed. There is also a garage on the driveway with power and light.

Dysons Close is a sought after cul de sac in Yatton. It benefits from a fantastic proximity to the village centre which provides a range of shops, hairdressers, and bakers as well as being on a level to the main line railway station offering direct links to Bristol, Bath, London and the West Country. The local primary school is a short walk and secondary schooling can be found at Backwell Secondary School.



A stone's throw from Yattons village centre



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.

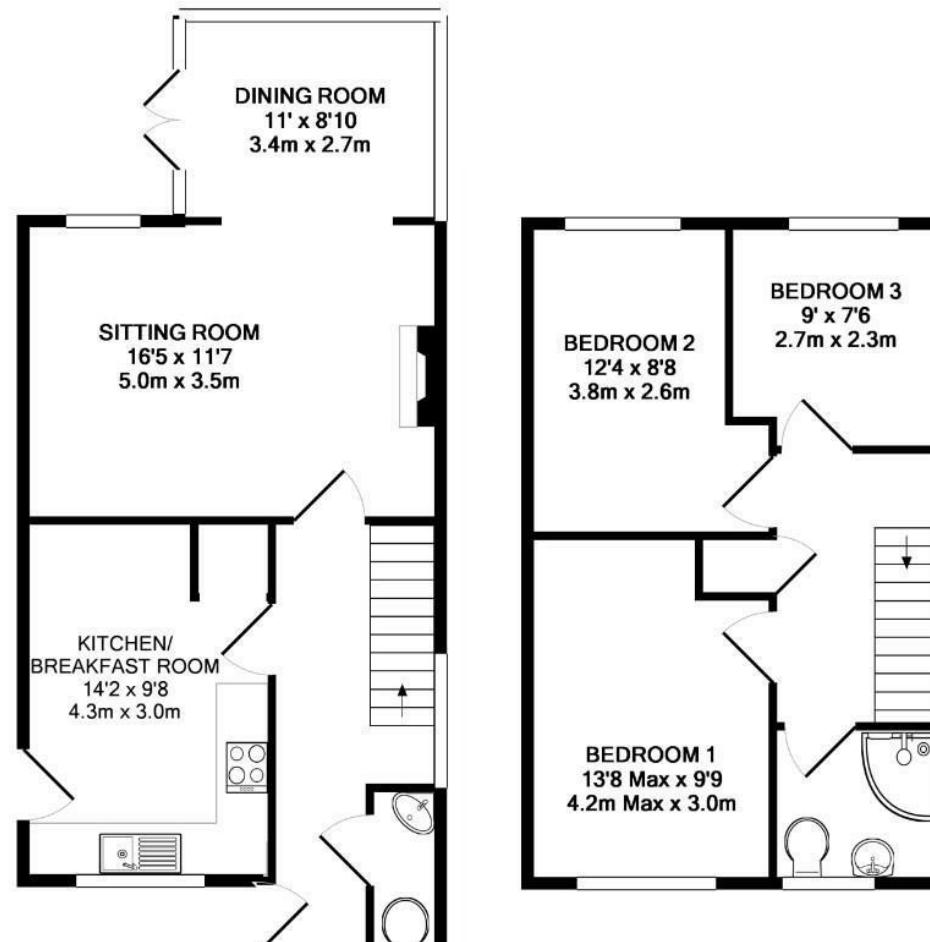


Up your street...

- 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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TOTAL APPROX. FLOOR AREA 939 SQ.FT. (87.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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