

Abercorn Barnards Close Yatton BS49 4HZ

£325,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached bungalow



HOW BIG
798.80 sq ft



BEDROOMS
2



RECEPTION ROOMS
2



BATHROOMS
1



WARMTH
uPVC double glazing and
electric warm air heating



PARKING
Off street and garage



OUTSIDE SPACE
Front and rear



EPC RATING
F



COUNCIL TAX BAND
C

Tucked away in a tranquil cul-de-sac in the heart of Yatton with no onward chain - Abercorn is a deceptively spacious two/three-bedroom detached bungalow that offers endless potential for those looking to make a house a home. The well-designed layout is accessed via a welcoming entrance hall, leading to a wonderfully bright dual-aspect sitting room, perfect for relaxing with wonderful views over the gardens. The kitchen breakfast room is a sociable space ideal for entertaining with friends and family, with plenty of scope for modernisation to suit your own needs.

The bedroom accommodation offers ultimate versatility with three well proportioned double bedrooms with the opportunity to be used as an additional reception, a dedicated home office, or additional living space. A family bathroom and separate WC complete the internal accommodation, creating a practical and comfortable living environment.

Outside, the property truly comes into its own. The beautifully maintained gardens are to the front of the bungalow, with lush lawns and well-established shrub beds adding colour and charm throughout the seasons. This peaceful outdoor sanctuary is perfect for those who enjoy gardening, alfresco dining, or simply soaking up the sun. To the rear, a private driveway provides ample off-street parking and leads to a single garage for secure storage.

Conveniently positioned within a short walk of local shops, cafes, schools, and transport links—including Yatton mainline railway station with its direct connections to Bristol, Bath, and beyond—Abercorn is a rare find in a much-loved village setting. With some thoughtful modernisation, this delightful bungalow could become the perfect home for years to come.



Charming detached bungalow in peaceful 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.

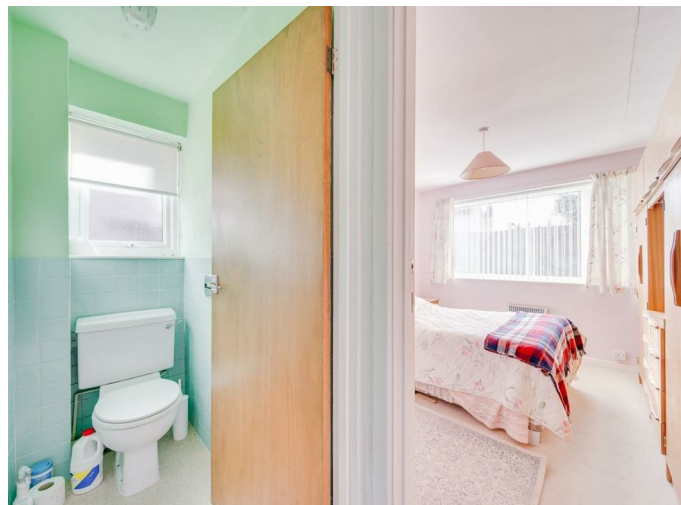
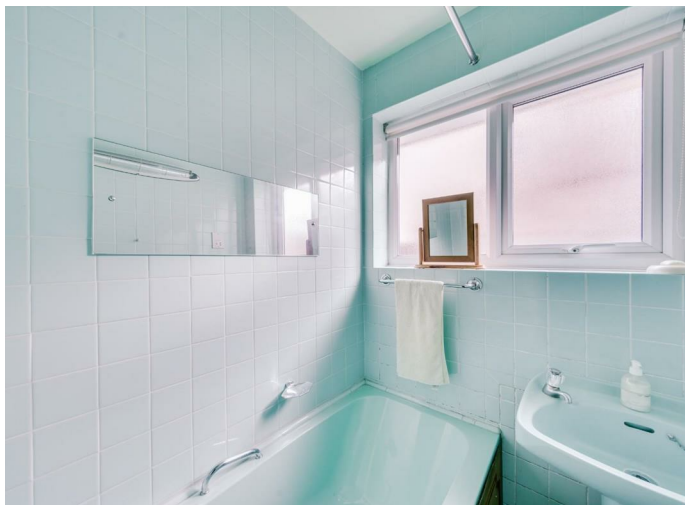
The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer 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 £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



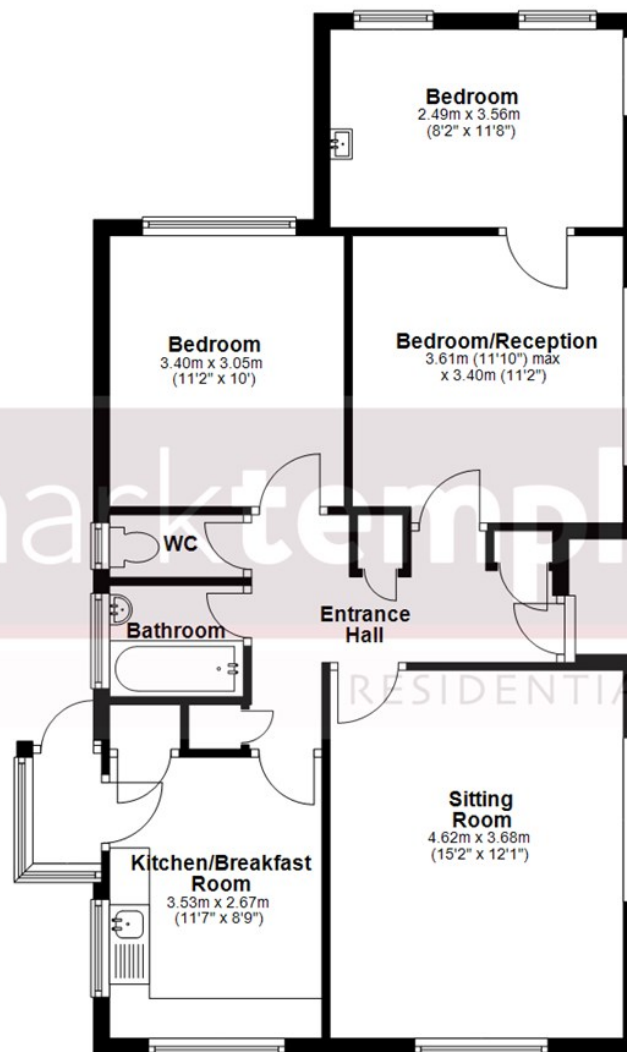
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Ground Floor

Approx. 74.2 sq. metres (798.8 sq. feet)



Total area: approx. 74.2 sq. metres (798.8 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.