

73 Horsecastle Close Yatton BS49 4AY

£259,500

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
End of terrace house



HOW BIG
560.00 sq ft



BEDROOMS
2



RECEPTION ROOMS
2



BATHROOMS
1



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street



OUTSIDE SPACE
Front and rear



EPC RATING
D



COUNCIL TAX BAND
B

A wonderful two-bedroom, end of terrace home that boasts a larger than average rear garden and is located in the North end of Yatton Village. 73 Horsecastle Close is an ideal first step onto the property ladder or those looking for an investment opportunity, and is ideally situated within the village to provide access to the main line railway station, making this property a great option for those looking to escape city living but still have convenient transport links for work or travel. Situated at the end of a cul-de-sac, the accommodation on offer is well proportioned and comprises of, sitting room to the front, and a kitchen breakfast room to the rear that opens onto the substantial garden. On the first floor, there are two bedrooms along with the family bathroom.

Outside the rear garden is unusually large, enclosed, and offers a generous patio seating area that is an ideal spot for the BBQ when friends and family are to be entertained. The lawn is bordered on one side by mature shrubs, trees, and bushes that provide welcome privacy from neighboring properties. This outside area is a fantastic space to truly make your own, offering the potential for a veggie plot thanks to its generous size. The front is set nicely back from the road and provides off-street parking for two vehicles. A pathway leads you to the main entrance flanked by lawn and beds planted with a mixture of shrubs. There is also a secure gate that provides handy side access to the rear.

Horsecastle Close is situated at the North End of Yatton and only a short walk from Yatton's mainline railway station connecting to both London and the West Country. Locally, you have a range of amenities that include village shops, cafes, and many more. The local primary school is only a short walk and also within the catchment of the highly regarded Backwell secondary school and Sixth form. Bristol International Airport is located just 6.5 miles away.



Two bedroom end of terrace house, ideally situated for access to Yatton's mainline railway station



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

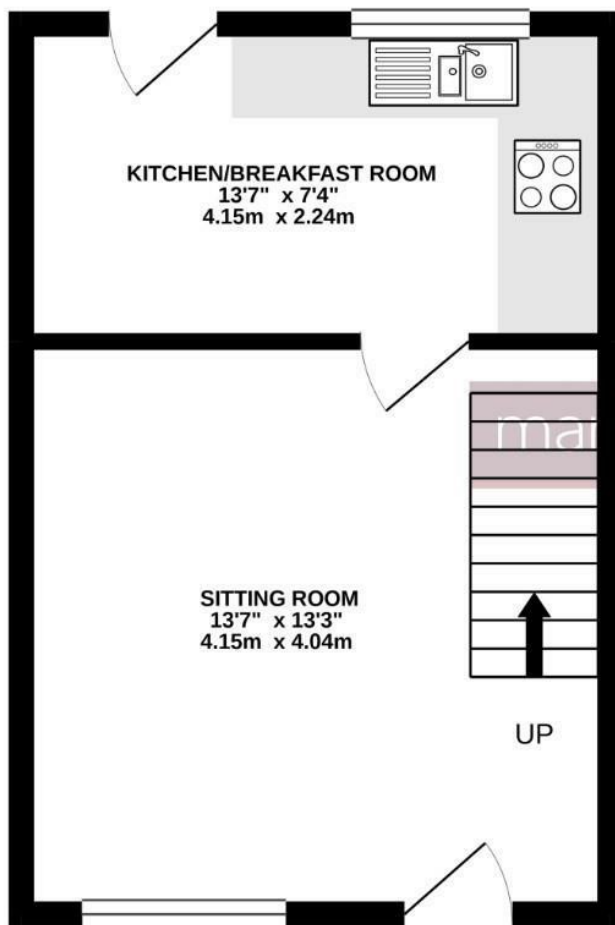


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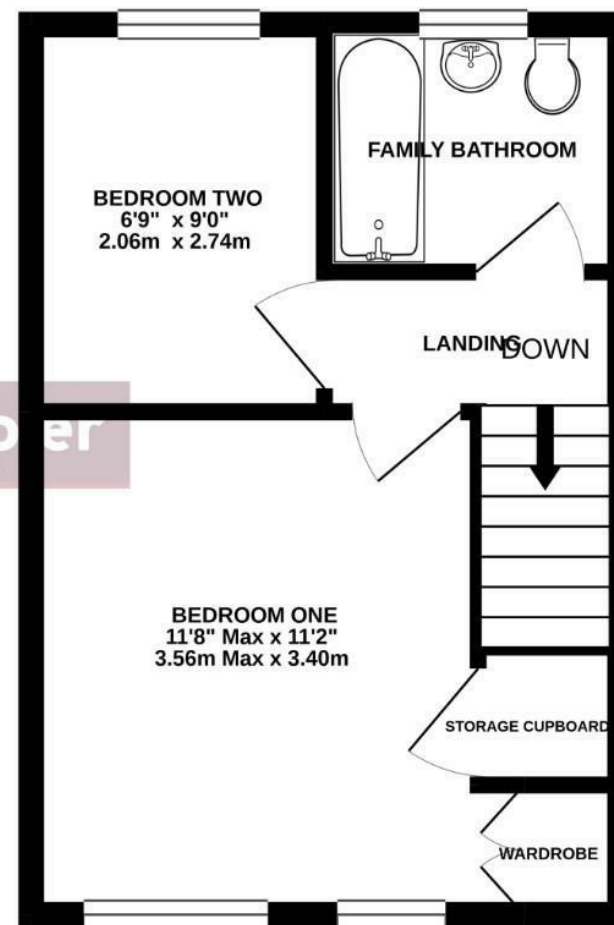




GROUND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 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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