

56 Stowey Road Yatton BS49 4HU

£435,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

Link detached house



HOW BIG

1227.30 sq ft



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

uPVC double glazing and gas fired central heating



PARKING

Off-street, garage, and carport



OUTSIDE SPACE

Front and rear



EPC RATING

D



COUNCIL TAX BAND

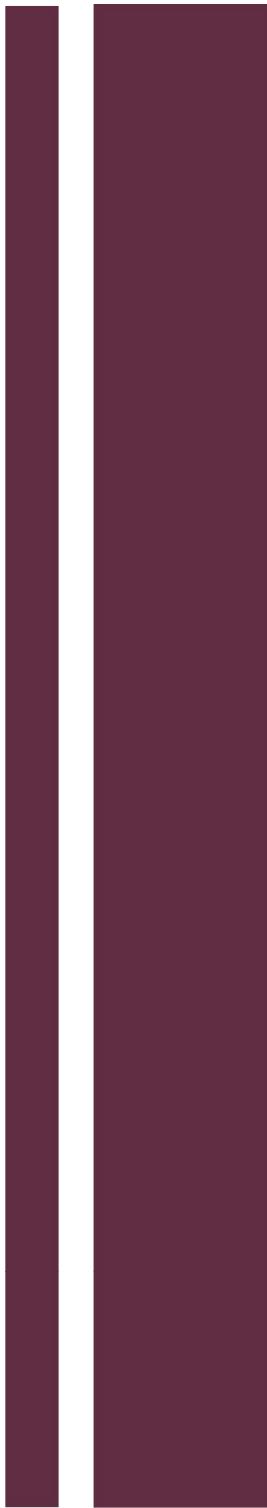
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Detached family home, backing onto playing fields in the village of Yatton. 56 Stowey Road is offered to the market with no onward chain, is brimming with potential, and awaits a new owner to breathe fresh life into its generous proportions. The property affords convenient access to both the High Street and Yatton Infant & Junior School, making it ideal for families looking to make it their own, and provides the perfect canvas. The ground floor welcomes you with a traditional entrance hall, leading to a bright dual aspect sitting room. A separate dining room offers a more formal space for family meals, and with the kitchen adjacent, it could be transformed into a stylish and functional heart of the home. A ground-floor WC also adds practicality. Upstairs, the property features four well-proportioned bedrooms, the principal room with its own dressing area, offering scope for a full en-suite conversion. A family bathroom serves the upper floor, and each room enjoys pleasant outlooks, with the rear aspect benefiting from views across the playing fields.

The rear garden is an idyllic setting, offering space, privacy, and a wonderful sense of tranquillity, perfect for those who enjoy outdoor living. This beautiful garden is a standout feature of the home, with a generous lawn framed by mature trees and well-tended shrubs that provide a natural screen and a peaceful backdrop. A patio is on offer, along with a further seating area to the rear, ideal for alfresco dining, morning coffee, or simply soaking up the peaceful surroundings. Convenient access to the garage is available, which has a workshop to the rear. There is also a garden store that provides further storage. To the front, a double driveway offers ample off-street parking, leading to both a garage and carport, with a workshop behind. An area laid to lawn with evergreen hedges provides some colour, softening the approach.

Situated on the popular Stowey Road and just a short distance from the highly regarded Yatton Primary School. Ideally situated to be within a short walk from all of Yatton's amenities, including shopping precinct, mainline railway station and a wide range of country walks.







Extended four bedroom detached home, ideally situated with Yatton village



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.



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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

Approx. 50.6 sq. metres (544.5 sq. feet)

**First Floor**

Approx. 63.4 sq. metres (682.8 sq. feet)



Total area: approx. 114.0 sq. metres (1227.3 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.