

105 Moorhen Road Yatton BS49 4FU

£360,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
Semi detached house



HOW BIG  
825.40 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
2



BATHROOMS  
2



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off street and garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
B



COUNCIL TAX BAND  
C

Three-bedroom family home presented in immaculate condition, situated within the modern, popular development "Chestnut Park" on the northern fringe of Yatton village - 105 Moorhen Road is a semi-detached house that has been well loved by its current owner. It is presented in show home condition throughout, constructed by Bloor Homes in 2019 and still benefits from the remainder of a 10-year structural warranty. This popular design is laid out traditionally over two floors, with the ground floor comprising of a well-appointed kitchen diner that offers a range of built-in appliances and opens onto the rear garden via double doors and also boasts a separate utility area and WC. The light and airy sitting room is to the front and completes the ground floor. Stairs rise from the entrance hall to the first floor, where you have three bedrooms and a family bathroom. The principal bedroom offers the convenience of en-suite facilities and built-in wardrobes.

Outside, the rear garden is enclosed and provides a southwesterly orientation so you can make the most of the warm summer months. This outside space has been cleverly landscaped and designed to provide a low-maintenance affair whilst still providing raised beds that contain a variety of plants and shrubs that soften the area beautifully. A secure gate provides access to the private driveway, where you have off-street parking for two vehicles along with a detached single garage. To the front, you have an area laid to decorative stone, bordered by hedging with a pathway leading to the main entrance.

Chestnut Park is a modern development at the North End of the village and has proven to be extremely popular, with its convenient location to all of Yatton's amenities including the mainline railway station, schools, and Somerset countryside.







## Pristine three-bedroom 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



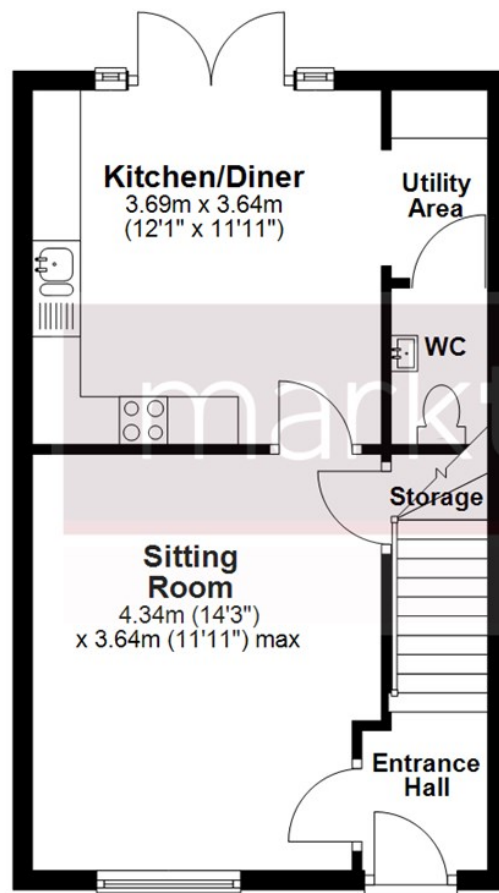
For the latest properties and local news follow  
marktempler residential sales, Yatton on:





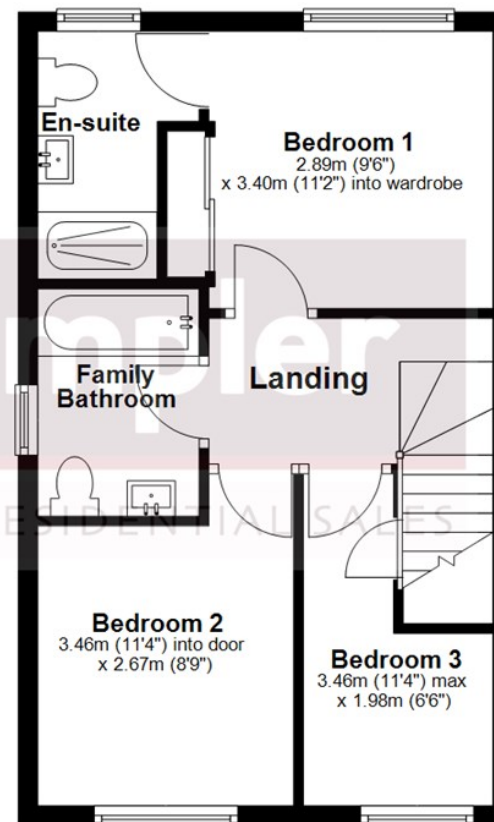
### Ground Floor

Approx. 38.5 sq. metres (414.8 sq. feet)



### First Floor

Approx. 38.1 sq. metres (410.6 sq. feet)



**Total area: approx. 76.7 sq. metres (825.4 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.