

22 Strawberry Drive Yatton BS49 4GA

£359,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Semi-detached house



HOW BIG
1174.90 sq ft



BEDROOMS
4



RECEPTION ROOMS
1



BATHROOMS
3



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street



OUTSIDE SPACE
Rear



EPC RATING
B

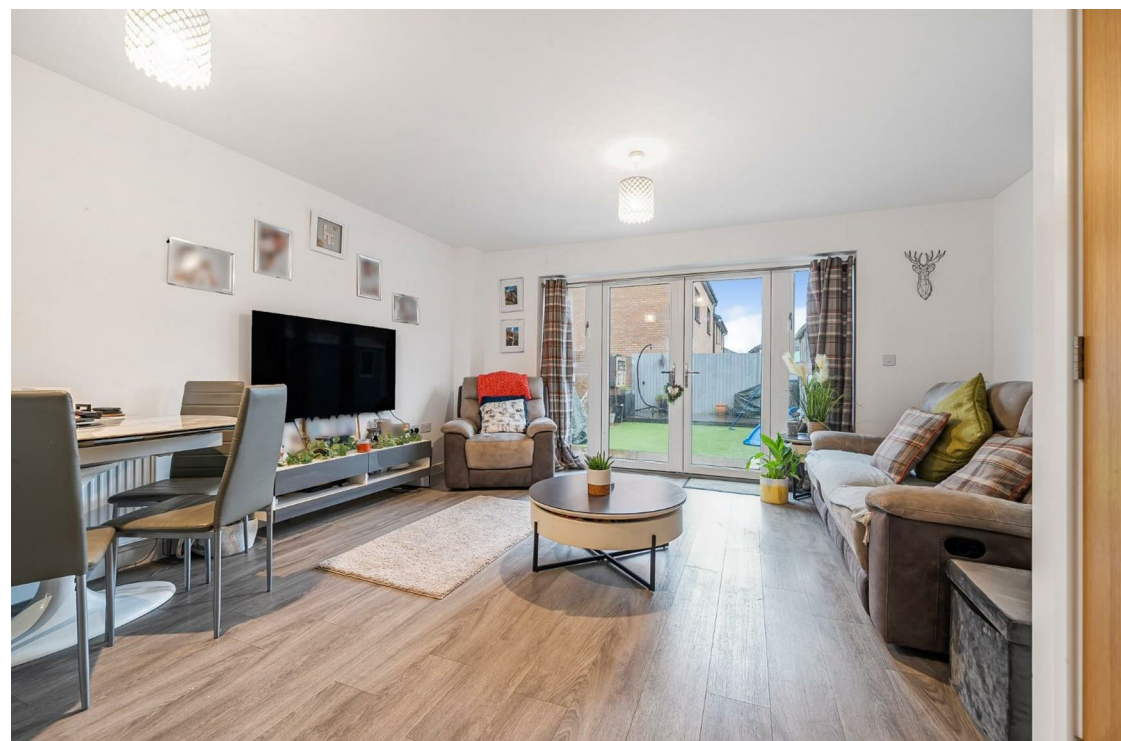


COUNCIL TAX BAND
D

Nearly new four double-bedroom family home situated in a highly regarded modern development in central Yatton – 22 Strawberry Drive is a semi-detached townhouse that was constructed by the prestigious local builder Woodstock Homes in 2020. A sought-after small development, offering potential buyers convenient access to all of Yatton's amenities. Enjoying well-appointed, beautifully presented, modern accommodation with quality fixtures and fittings throughout. The ground floor enjoys a light and airy open plan lounge kitchen diner that is perfect for modern living, along with an entrance hall and wc. The first floor benefits from two double bedrooms and family bathroom, whilst the second floor boasts two further double bedrooms and a family shower room. The principal bedroom offers the convenience of en-suite facilities.

Outside, you enjoy an enclosed low-maintenance rear garden with areas laid to artificial lawn, patio, and composite decking, ideal for relaxing on a summer's evening. The front is mainly laid to block paving, providing off-street parking for two vehicles.

Strawberry Drive is a short level walk to all the amenities Yatton has to offer, with its 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.



Nearly new family home in central Yatton



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



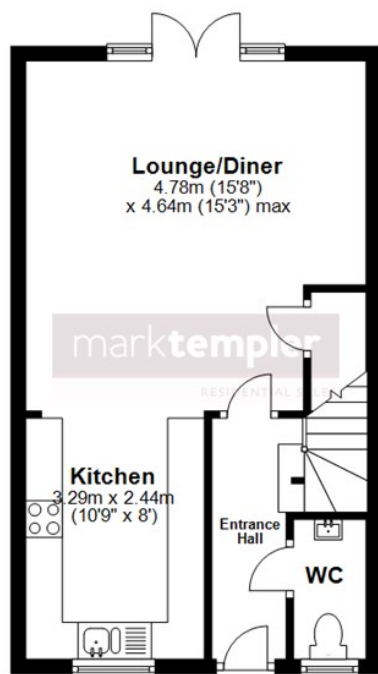
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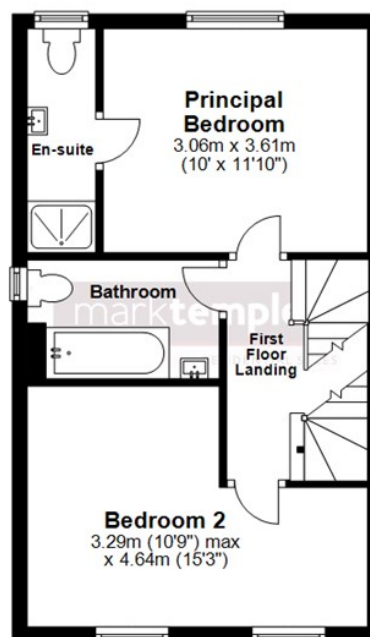
Ground Floor

Approx. 37.9 sq. metres (407.9 sq. feet)



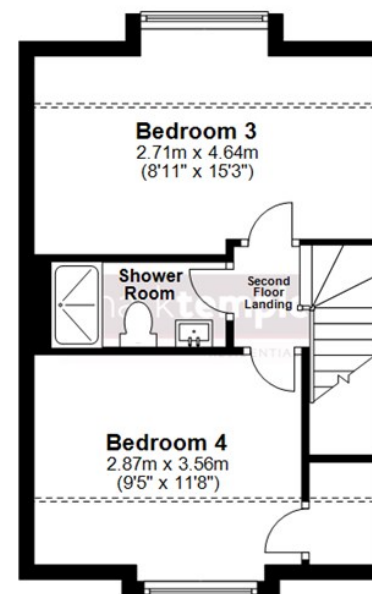
First Floor

Approx. 38.0 sq. metres (408.8 sq. feet)



Second Floor

Approx. 33.3 sq. metres (358.2 sq. feet)



Total area: approx. 109.2 sq. metres (1174.9 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.