

68 Barn Owl Road Yatton BS49 4GH

£295,000

marktemppler

RESIDENTIAL SALES





PROPERTY TYPE  
Terraced house



HOW BIG  
753.10 sq ft



BEDROOMS  
2



RECEPTION ROOMS  
1



BATHROOMS  
1



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off-street and garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
A



COUNCIL TAX BAND  
B

Stylish two-bedroom home, nestled within the highly sought-after Eaton Park development at the north end of Yatton village. 68 Barn Owl Road is a beautifully presented two-bedroom terrace house that offers contemporary living in a prime setting. Recently constructed and still benefiting from the remainder of its 10-year structural warranty, it's an ideal choice for first-time buyers and investors alike.

Designed to the popular Eden layout, the property features a bright and sociable open-plan ground floor that perfectly suits modern lifestyles. From the welcoming entrance hall, you'll find a convenient cloakroom before stepping into the living accommodation. The open plan layout flows seamlessly from the spacious lounge/dining area into the well-appointed kitchen. French doors open onto the rear garden, creating an inviting space for relaxation and entertaining. Upstairs, the home provides two generous double bedrooms, offering flexibility for guests, home working, or family living, along with a well-appointed family bathroom.

Outside, the rear garden is enclosed and laid mainly to lawn and patio, with a pathway bordering that leads to a secure gate, providing convenient rear access. It really is a blank canvas to create something special and impart your own personality and taste. To the front is an area laid to lawn, bordered by low-level hedges. A pathway leads to the entrance. To the front of the property, you also have allocated parking in front of the single garage.

68 Barn Owl Road is tucked away and forms part of the modern and highly regarded Eaton Park development on the fringe of Yatton village. This quiet cul-de-sac enjoys a pleasant community atmosphere, ideally suited to families and professionals alike. Yatton itself offers an excellent range of local amenities including shops, pubs, cafés and well-regarded primary and secondary schools. The village railway station provides direct mainline connections to Bristol Temple Meads, Weston-super-Mare and beyond, making it perfect for commuters. The nearby Strawberry Line cycle route offers scenic walks and bike rides through the surrounding North Somerset countryside, while the motorway network and Bristol Airport are both within easy reach. This superb home represents a rare opportunity to acquire a modern, move-in-ready property in one of Yatton's most



## Stylish two bedroom house in the North End of 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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Total area: approx. 70.0 sq. metres (753.1 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.