

2 Binhay Road Yatton BS49 4HD

£350,000

marktempler

RESIDENTIAL SALES





	PROPERTY TYPE		HOW BIG
	Detached bungalow		744.00 sq ft
	BEDROOMS		RECEPTION ROOMS
	2		1
	BATHROOMS		WARMTH
	1		uPVC double glazing and gas fired central heating
	PARKING		OUTSIDE SPACE
	Off street and garage		Front and rear
	EPC RATING		COUNCIL TAX BAND
	TBC		C

Detached two-bedroom bungalow, ideally situated in the heart of Yatton village and offered to the market with no onward chain. This light and airy bungalow is beautifully presented throughout and located within a highly desirable residential location, just a short walk from Yatton's doctor's surgery and shopping precinct. The property is in wonderful condition throughout allowing the new owner to move in straight and enjoy their new home, and in brief comprises; Porch opening into the entrance hall, a generous lounge diner that is flooded with natural light due to the dual aspect it offers, kitchen with rear lobby off, two double bedrooms, and shower room.

Outside, the rear garden is enclosed and presented in such a way as to provide an outside space you can enjoy and utilise whilst still being a low-maintenance affair. Laid to both lawn and patio seating area with an additional space laid to decorative stone, providing an area to put potted plants with a few planted shrubs softening the space. The front is laid to lawn and bordered at the front by a planted bed containing a variety of mature shrubs and bushes, creating a natural barrier. A driveway provides off street parking for numerous vehicles and leads to the single garage.

This wonderful home is located within the popular Binhay Road, only a short walk from all of Yatton's amenities, including the shopping precinct, doctor's surgery and Yatton's highly regarded primary school. The property is also just up the road from Yatton railway station, with mainline connections to Cornwall, Devon, Bristol, London and beyond.



Beautifully presented, detached bungalow 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.



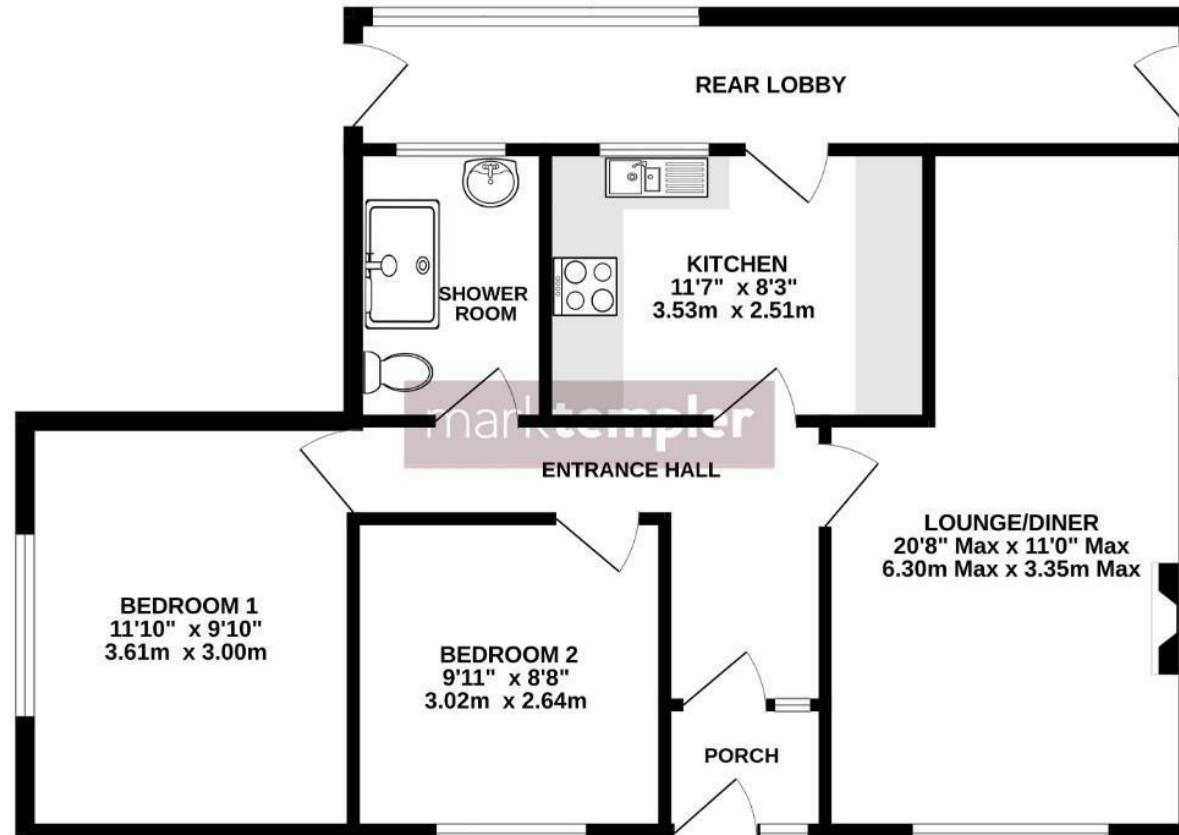
Up your street...

- 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

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



GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.1 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.
Made with Metropix 52023