

18 Lodge Close Yatton BS49 4DX

£360,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Semi-detached house



HOW BIG
1099.60 sq ft



BEDROOMS
3



RECEPTION ROOMS
3



BATHROOMS
1



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street



OUTSIDE SPACE
Front and rear



EPC RATING
C



COUNCIL TAX BAND
C

Deceptively spacious three double bedroom family home, centrally situated within a quiet cul-de-sac in the village of Yatton, providing ideal access to the local amenities. - This well-presented property offers extended living accommodation as well as a converted garage, creating three reception rooms that allow potential buyers to utilise one as a work-from-home space or even a playroom. Laid out traditionally over two floors, an entrance porch opens into a large reception room that offers a multitude of uses. To the front of the property is the sitting room that opens into the dining room to the rear, and in turn opens to the adjacent kitchen, both providing access to the rear garden. The first floor offers the practicality of three double bedrooms and a four piece family bathroom.

Outside the rear garden is enclosed by fencing panels and hedging, bordered on one side by a planted bed that contains a mixture of plants and shrubs. A patio seating area is accessed via the dining room and in turn leads to an area laid to lawn with a stepping stone pathway providing access to the summerhouse at the bottom of the garden that has power and light connected. The front is laid to lawn with a small area laid to decorative stone with planted shrubs and a tree that when in bloom will screen the property nicely. A pressed concrete driveway provides off-street parking for two vehicles and provides access to the main entrance.

Lodge Close is a quiet cul-de-sac and benefits from a fantastic proximity to the village centre, which provides a 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. The local primary school is a short walk and secondary schooling can be found in the nearby village of Backwell.







Three double bedroom 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 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



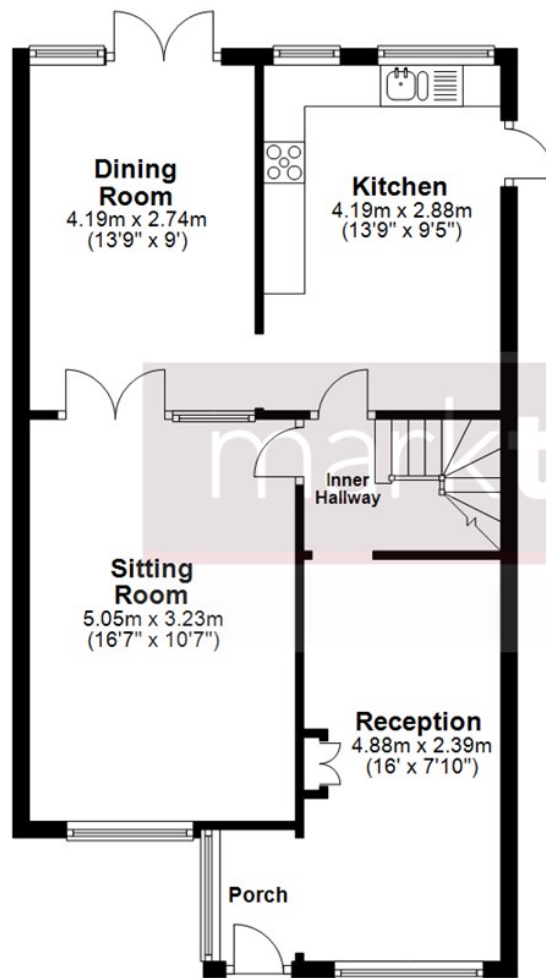
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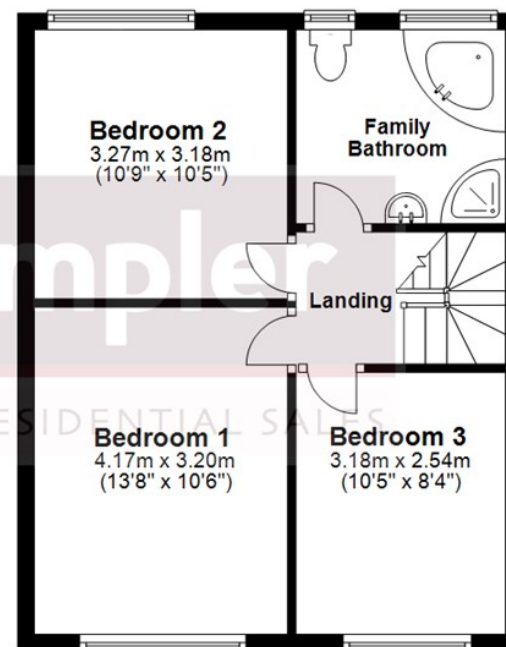
Ground Floor

Approx. 58.8 sq. metres (632.6 sq. feet)



First Floor

Approx. 43.4 sq. metres (466.9 sq. feet)



Total area: approx. 102.2 sq. metres (1099.6 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 misstatement. 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.