

1A Elm Close Yatton BS49 4EL

£550,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

Detached bungalow



HOW BIG

1483.90 sq ft



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

uPVC double glazing and gas
fired central heating



PARKING

Off street and double
garage



OUTSIDE SPACE

Front and rear



EPC RATING

B



COUNCIL TAX BAND

E

A spacious detached bungalow in a sought-after location, just a short distance from local amenities and excellent transport links. 1A Elm Close was constructed in 2015, boasts solar panels creating free electricity, and is nicely tucked away in the heart of Yatton Village. This wonderful property offers generous and versatile accommodation, making it an ideal choice for those seeking modern single-level living without compromising on space, and due to the space on offer, it is also ideal for family life. The accommodation is arranged around a welcoming entrance hall that leads to a bright and airy sitting room, complemented by a large conservatory overlooking the garden, beautifully enhancing the living accommodation. The heart of the home is the impressive kitchen/diner, which is flooded with natural light as it boasts a triple aspect and a vaulted ceiling, enhancing the feeling of the space on offer. The convenience of a utility room is accessed directly from the kitchen, and in turn opens out to the rear garden. There are three well-proportioned double bedrooms that all benefit from built-in storage. The principal bedroom has an en-suite shower room, while a family bathroom serves the other two bedrooms.

The rear garden is enclosed and laid mainly to lawn, with a pathway bordering the property, along with a secure gate providing the convenience of side access. The front offers a generous and versatile outdoor space, perfect for both relaxation and entertaining. A large gravelled area provides ample room for parking or low-maintenance use and leads to the detached double garage, while a neat lawn adds a splash of greenery and creates a pleasant outlook from the property. A patio seating area is accessed via the conservatory, adding to the usable outside space.

Elm Close is situated centrally in Yatton and ideally located for all the village's amenities, including a shopping precinct, local village schools, and Mendip Vale Medical Practice. This property is also within the catchment area for the highly regarded Backwell secondary school, and in a prime position for commuters, as it is within walking distance to Yatton's mainline railway station and a short drive to the M5.







Detached bungalow in the center of Yatton village



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.



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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. 137.9 sq. metres (1483.9 sq. feet)



Total area: approx. 137.9 sq. metres (1483.9 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.