

17 Barnards Close Yatton BS49 4HZ

£385,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
1226.50 sq ft



BEDROOMS
4



RECEPTION ROOMS
2



BATHROOMS
1



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street and garage



OUTSIDE SPACE
Front and rear



EPC RATING
E



COUNCIL TAX BAND
E

Four-bedroom link-detached family home, situated within a quiet cul-de-sac in the village of Yatton and offered to the market with no onward chain - This much-loved property is beautifully presented throughout and offers potential buyers the opportunity to secure a home that is within easy reach of Yatton High Street. Set out traditionally over two floors, the interior accommodation is flooded with natural light and consists of, dual aspect sitting room to one side with the dual aspect kitchen/diner to the other, both of which open out onto the rear garden. An inner hallway has a welcome addition of a separate utility and wc off with stairs rising to the first-floor landing. The first floor offers four bedrooms and a family bathroom.

Outside, the rear garden has been beautifully tended and offers an array of mature shrubs, bushes, and plants with a greenhouse in situ. Areas laid to both lawn and patio provide areas to relax in this private and peaceful garden. The front is enclosed by a picket fence, an area laid to lawn has a beautiful tree taking center stage and is bordered on two sides by planted beds containing a variety of shrubs and flowers. Adjacent is a block-paved driveway that provides off-street parking and leads to the single garage that also has a courtesy door to the rear garden.

17 Barnards Close is situated in a quiet and peaceful cul de sac, only a short walk from Yatton's amenities, which include the highly regarded junior and infant schools, mainline railway station, and shopping precinct.







Four Bedroom Family Home Centrally Located in 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.



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



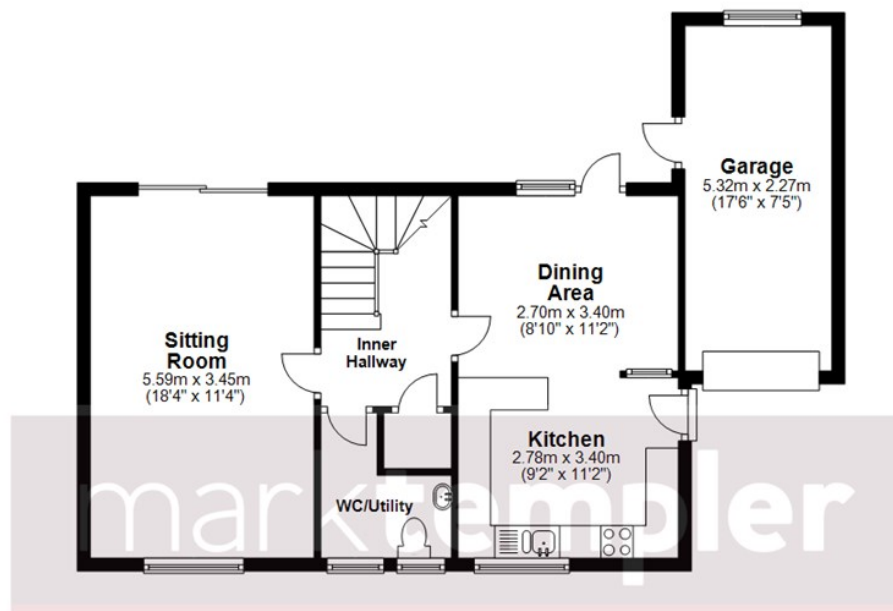
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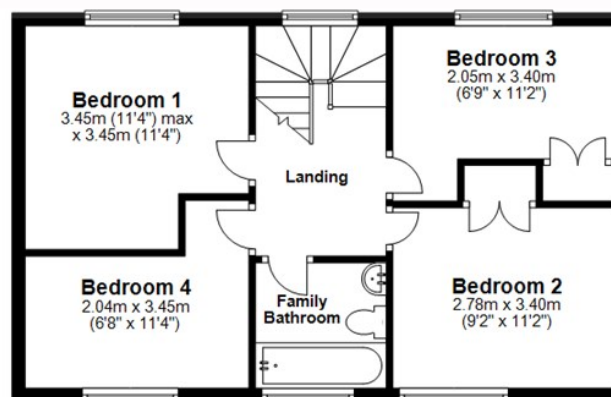
Ground Floor

Approx. 63.0 sq. metres (677.6 sq. feet)



First Floor

Approx. 51.0 sq. metres (548.9 sq. feet)



Total area: approx. 113.9 sq. metres (1226.5 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.