

4 Atlay Court Yatton BS49 4SB

£289,950

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Semi-Detached house



HOW BIG  
859 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
2



BATHROOMS  
1



WARMTH  
uPVC double glazing and gas central heating



PARKING  
Off street



OUTSIDE SPACE  
Front and rear



EPC RATING  
C



COUNCIL TAX BAND  
C



Spacious three bedroom semi detached family home, ideally situated for easy access to the range of amenities on offer, including local shopping precinct and mainline railway station. The well proportioned and welcoming accommodation, enjoying a modern layout, includes spacious entrance hall, light and airy family lounge, open plan kitchen dining room and wc all to the ground floor. The first floor benefits from three bedrooms and family bathroom.

Outside, you enjoy a delightful rear garden, ideal for those who require low maintenance with the garden being fully landscaped with areas laid to both patio and slate. The rear also boasts a brick built out building for storage. The front has been laid to block paving, providing off street parking for numerous vehicles, in addition to the existing parking to the side.

Atlay Court is situated on the northern end of the High Street, and is only a short walk away from Yatton's mainline railway station and shopping precinct. Also situated within the catchment area of the extremely popular local schools including Yatton VC Infants, C of E Juniors and the highly regarded Backwell Secondary School that provides a free coach service. A property offering this family friendly accommodation, situated within Yatton with all of its amenities, is sure to attract a high level of demand, book your viewing now to avoid disappointment.



## A STONES THROW FROM 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...

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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

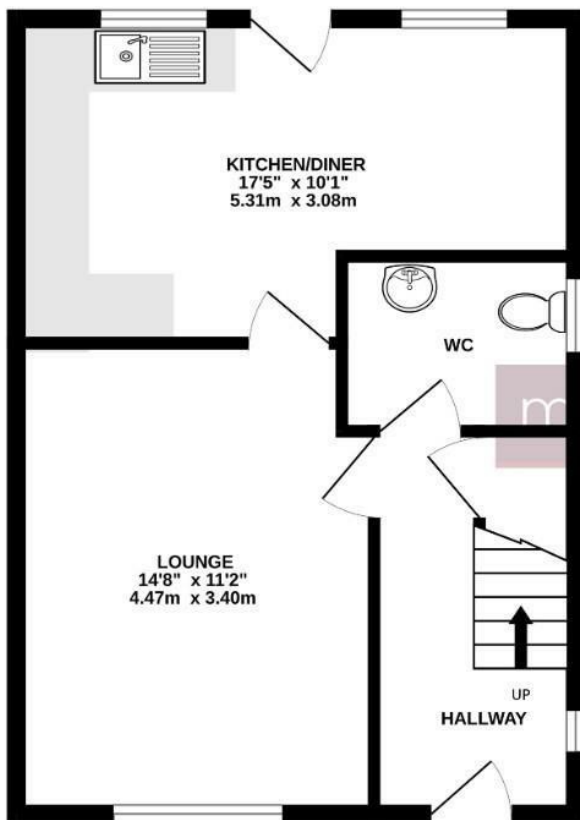


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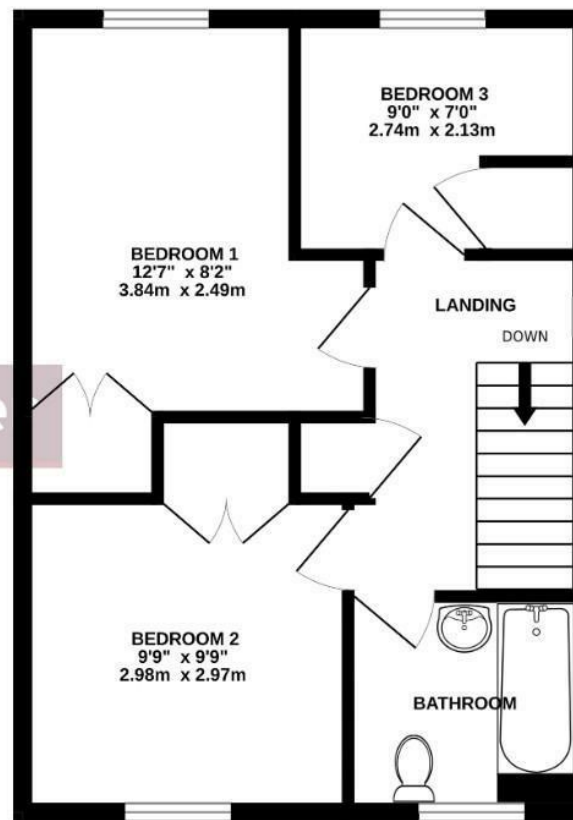




GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 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.

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