

10 Court Avenue Yatton BS49 4EP

£285,000

marktempler

RESIDENTIAL SALES





	PROPERTY TYPE		HOW BIG	
End of Terrace Bungalow			749.00 sq ft	
	BEDROOMS		RECEPTION ROOMS	
2		2		
	BATHROOMS		WARMTH	
1		uPVC double glazing and gas fired central heating		
	PARKING		OUTSIDE SPACE	
Off street		Front, rear and side		
	EPC RATING		COUNCIL TAX BAND	
D		B		

An extended end of terrace two bedroom bungalow, occupying a highly attractive corner plot and offering well-presented, thoughtfully arranged accommodation, marketed with no onward chain. 10 Court Avenue is ideally suited to those seeking comfortable single-level living in a convenient village setting. This welcoming home is approached via an entrance hall which provides access to the principal rooms and sets the tone for the well-balanced layout throughout. The lounge is a generous and welcoming space, enjoying good, natural light with an opening to a separate dining room, providing an excellent space for everyday dining or entertaining. The kitchen is well arranged with a practical layout including a range of wall and base cabinets, and benefitting from access to a useful utility room, offering additional storage and worksurface space. There are two bedrooms, both of good proportions for a bungalow of this style, with the main bedroom enjoying a pleasant outlook and the second bedroom offering flexibility as a guest room or home office. Completing the internal accommodation is a wet room and further storage cupboards. The bungalow has been well maintained and presented, allowing a purchaser to move straight in and enjoy the property as it stands.

Externally, the corner plot position is a real feature, providing garden areas that wrap around the property and create a pleasant sense of space and privacy. The rear is laid to patio, enjoying a westerly aspect and is ideal for summer dining and entertaining. The front and side are laid to lawn and enclosed by established box hedging, providing additional privacy. Off-street parking is accessed via a private driveway to the side of the property.

Court Avenue is a well-established and popular residential road, conveniently positioned within the heart of Yatton, a highly regarded North Somerset village. The village offers a wide range of amenities including local shops, cafés, public houses and everyday services, along with well-regarded schools and recreational facilities. Yatton railway station provides mainline connections to Bristol and beyond, making the location particularly appealing for commuters, while road links via the A370 and M5 allow easy access to surrounding towns, villages and the wider region.



Extended 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...

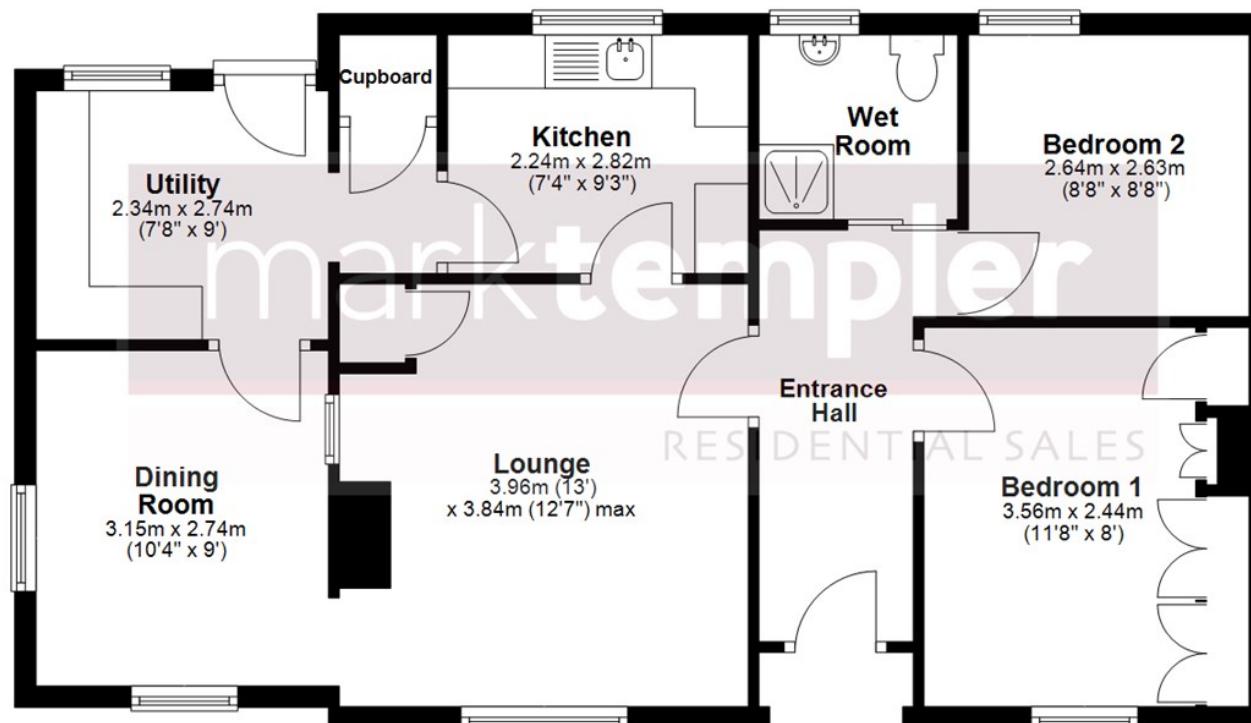
- Glorious countryside walks across Cadbury Hill and the Strawberry Line
- Level access to Yatton's village center
- Yatton's sought after primary schools
- Cadbury House leisure club with celebrity chef restaurant
- St Marys village church
- Yatton's mainline railway station

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Ground Floor

Approx. 69.6 sq. metres (749.0 sq. feet)



Total area: approx. 69.6 sq. metres (749.0 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.