

2 Alexander Way Yatton BS49 4HE

£300,000

marktempler

RESIDENTIAL SALES





	PROPERTY TYPE	Semi-detached house		HOW BIG	841.10 sq ft
	BEDROOMS	3		RECEPTION ROOMS	1
	BATHROOMS	1		WARMTH	uPVC double glazing and gas fired central heating
	PARKING	Off street and garage		OUTSIDE SPACE	Front and rear
	EPC RATING			COUNCIL TAX BAND	C

A wonderfully cherished three-bedroom family home just moments from the heart of Yatton village, and offered to the market with the invaluable benefit of no onward chain. 2 Alexander Way presents an excellent opportunity to acquire a much-loved three-bedroom semi-detached home that now provides an ideal canvas for those wishing to modernise, adapt or even extend (subject to the necessary planning permissions). As you step into the entrance hall, you are welcomed into a bright and airy sitting room at the front of the property. This inviting space benefits from a large picture window, allowing light to pour in and flows seamlessly into the dining area to the rear, creating a warm, comfortable atmosphere ideal for everyday family living. A versatile area perfectly suited for family meals or entertaining. Adjacent, the kitchen provides a practical workspace with pleasant views over the rear garden and direct access to the outside, offering clear scope for reconfiguration should a future buyer wish to create a more open-plan arrangement.

Stepping outside, you are welcomed by a generous and predominantly level rear garden, offering superb scope for families and keen gardeners alike. Immediately from the property, a combination of decking and gravel pathways creates a practical and versatile space for outdoor seating and entertaining. Beyond this, the garden opens into a wide expanse of lawn, bordered by a mix of established shrubs, trees, and fencing that delivers an opportunity for further landscaping. The far end of the garden provides excellent potential for those wishing to create dedicated areas for planting, play, or additional outbuildings. This is an outdoor space that invites creativity, and is ideal for making the most of warmer months and for those seeking a garden that can evolve with their needs. The front is laid to decorative gravel that provides extra parking. Adjacent is the driveway that leads to the detached garage.

This wonderful home is located on Alexander Way, only a short walk from all of Yatton's amenities, including the shopping precinct, doctor's surgery, and Yatton's highly regarded primary school. The property is also just up the road from Yatton railway station, with mainline connections to Cornwall, Devon, Bristol, London and beyond.



Three bedroom family home, centrally located 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...

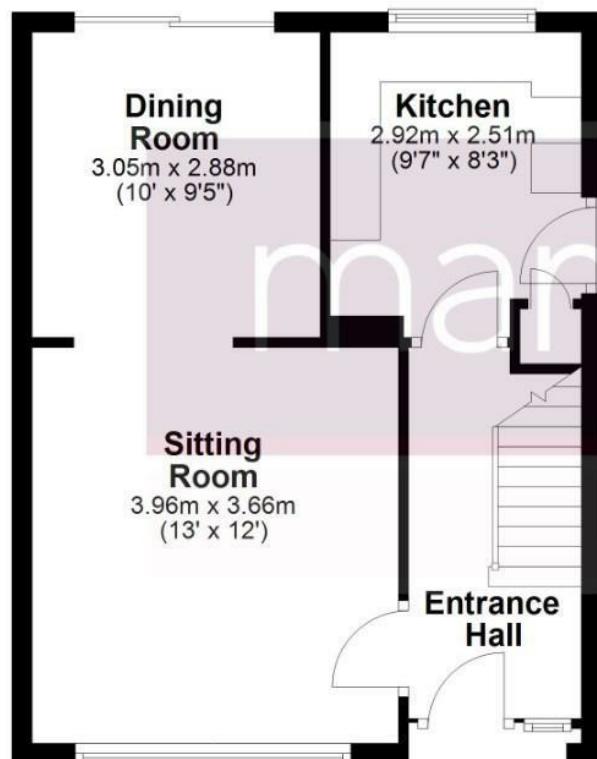
- Glorious countryside walks across Cadbury Hill and the Strawberry Line
- Level access to Yatton's village center
- Yatton's sought after primary schools
- Cadbury House leisure club with celebrity chef restaurant
- St Marys village church
- Yatton's mainline railway station

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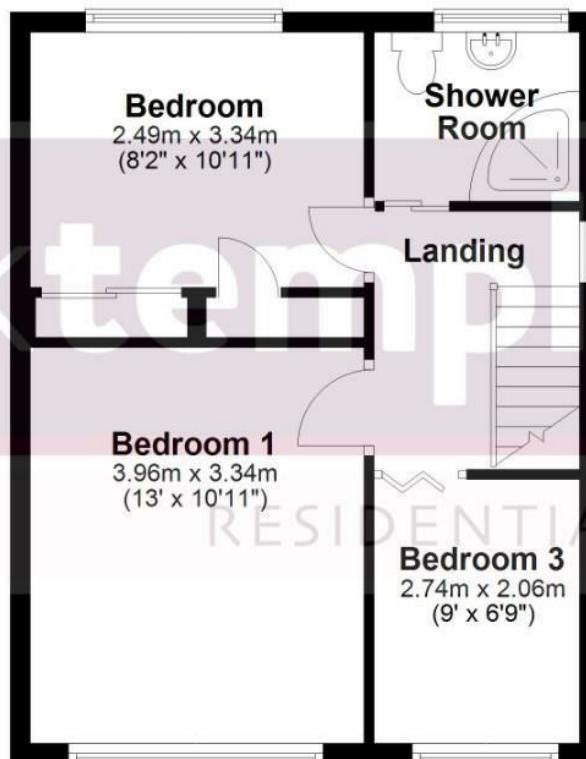
Ground Floor

Approx. 39.1 sq. metres (420.5 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.5 sq. feet)



Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 78.1 sq. metres (841.1 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.