

7 Dysons Close Yatton BS49 4DP

£319,995

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Semi-detached house



HOW BIG
860 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

Beautifully presented, three-bedroom family home, ideally situated for access to Yatton High Street and offered to the market with no onward chain - This well-presented three-bedroom semi-detached property is situated on a quiet cul-de-sac and offers practical, social living in central Yatton. The light and airy accommodation is traditionally laid out over two floors and entered via the welcome addition of an entrance porch, the kitchen breakfast room boasts a central island, spans the rear of the property and opens out onto the South facing garden, to the front you have a spacious sitting room and the bonus of a wc located to the side of the entrance. The first floor offers three bedrooms, two of which are good size doubles along with the family bathroom.

This family home enjoys an enclosed south-facing garden that has been thoughtfully landscaped by the present owners. A wonderful decked area provides the perfect entertaining spot, while a lawned area to the rear of the garden leads to a further decked area, ideal to put a hot tub as the current owners have done. The front of the property is set back nicely from the road thanks to an area laid to lawn, a driveway provides off-street parking for three vehicles and leads to the workshop, providing that all important storage area.

Dysons Close is a sought-after cul de sac in Yatton village, benefiting from a fantastic proximity to the village centre, which provides a range of shops, hairdressers, bakers, and the mainline railway station offering direct links to Bristol, Bath, London and the West Country. The local primary school is a short walk and secondary schooling can be found in the nearby village of Backwell.



WONDERFUL, THREE BEDROOM FAMILY HOME, SITUATED CENTRALLY IN THE VILLAGE OF 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.

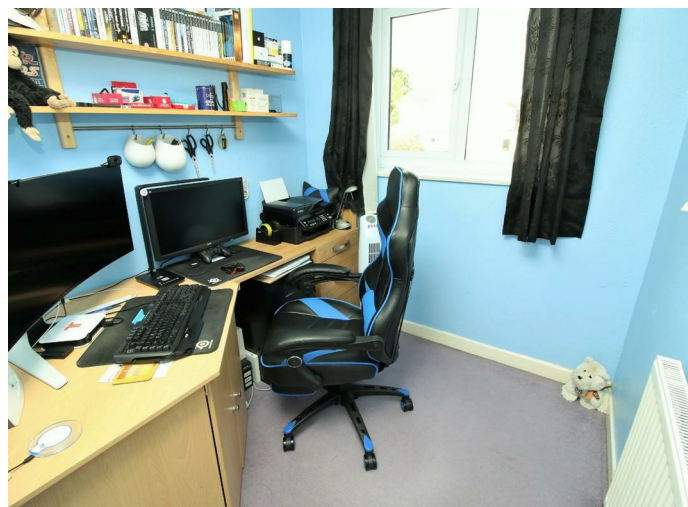
Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

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 £180, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heros 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...

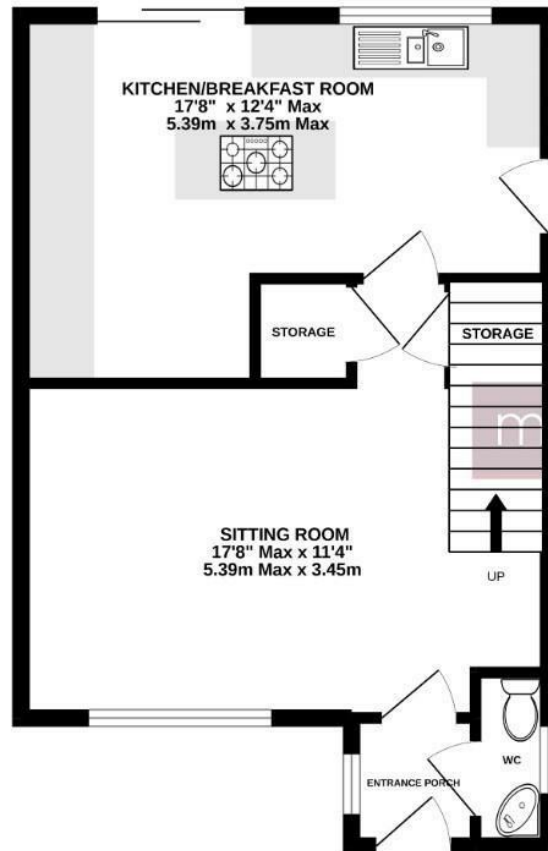


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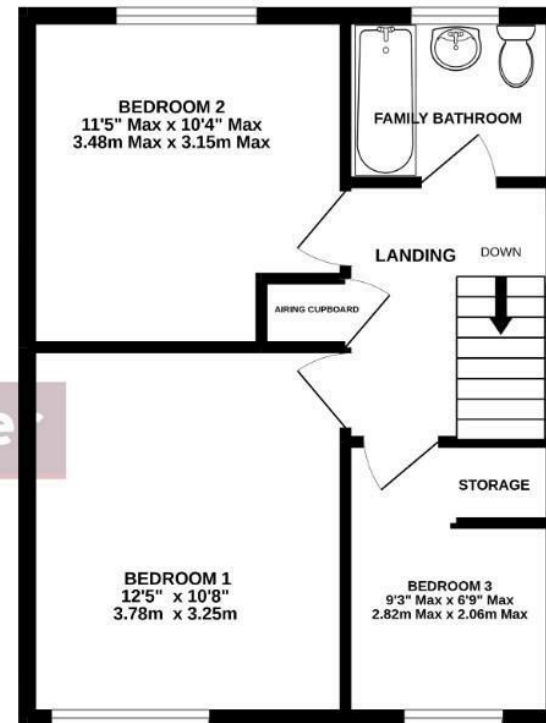




GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 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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