

75 Moorhen Road Yatton BS49 4FU

£329,995

marktempler

RESIDENTIAL SALES





	PROPERTY TYPE		HOW BIG
	Semi-detached house		809.00 sq ft
	BEDROOMS		RECEPTION ROOMS
	3		2
	BATHROOMS		WARMTH
	2		uPVC double glazing and gas fired central heating
	PARKING		OUTSIDE SPACE
	Off street and garage		Front and rear
	EPC RATING		COUNCIL TAX BAND
	A		C

Three-bedroom family home presented in immaculate condition throughout, situated within Chestnut Park on the northern fringe of Yatton village, and offered to the market with no onward chain. - This wonderful three-bedroom semi-detached house was constructed by Bloor Homes in 2019, so still benefits from the remainder of a 10-year structural warranty, and boasts features such as solar panels and Hyper Volt 7kw electric car charger. This energy-efficient home is laid out traditionally over two floors with the internal accommodation comprising of; kitchen/diner room opening onto the rear garden, sitting room, utility room, and cloakroom to the ground floor. To the first floor, you have three bedrooms and family bathroom, the principal bedroom offering the convenience of en-suite facilities.

Outside, the rear garden is enclosed and southerly facing, making for a sunny outside space to make the most of during the summer. The current owner has upgraded the patio seating area and added a matching pathway to the end of the garden, flanking the lawned area. This minimalist space is a blank canvas for its new owner to impart their personality. To the front, you have a low-level hedge to either side of a pathway that leads to the entrance, while to the side of the property is a driveway providing off-street parking for two vehicles with Hyper Volt 7kw electric car charger and garage.

Chestnut Park is a modern development at the North End of the village and has proven to be extremely popular, with its convenient location to all of Yatton's amenities including the mainline railway station, schools, and Somerset countryside.



Located on the popular Chestnut Park development within Yatton's North End



HOW TO BUY THIS PROPERTY

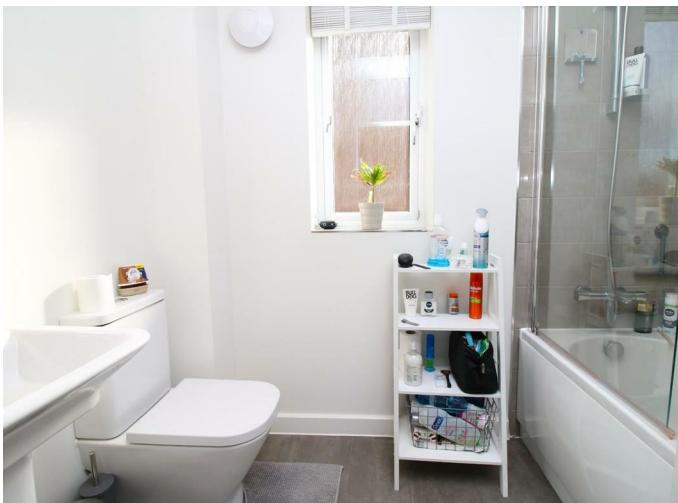
If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

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.



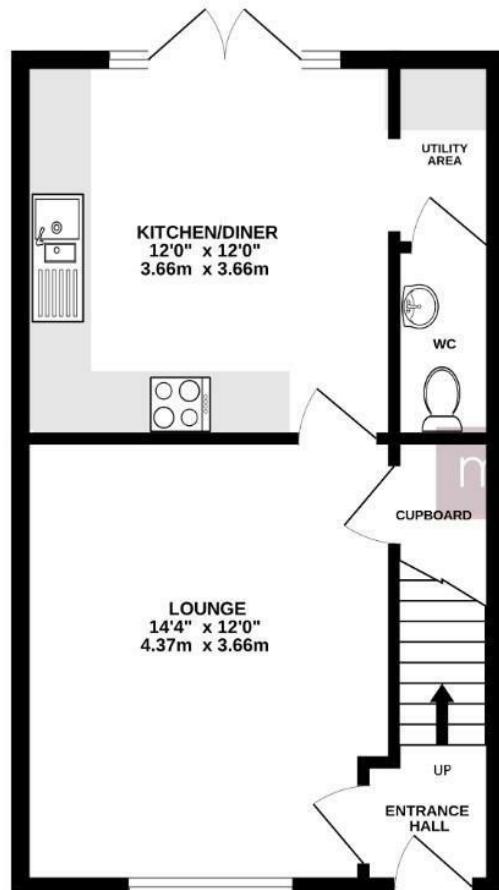
Up your street...

- 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

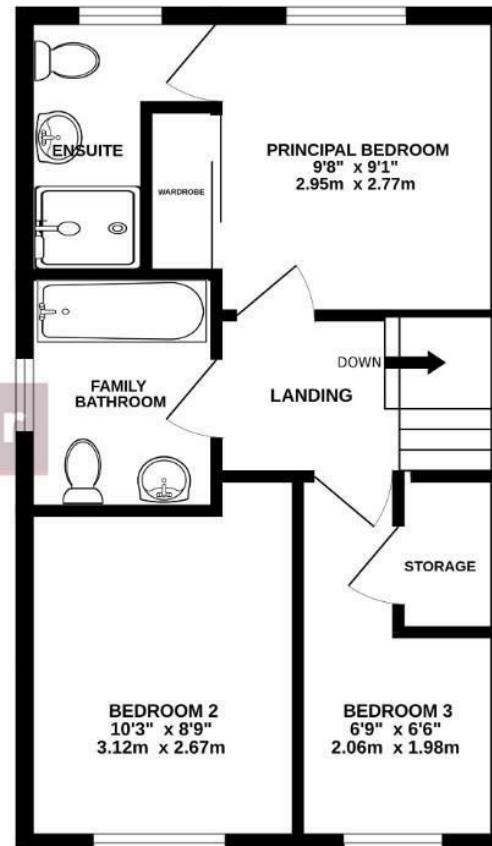
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GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 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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